## Marley Park

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MARLEY PARK PAD00-091
WADDELL PROPERTY PAD
CITY OF SURPRISE, ARIZONA

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No. PAD00-091
P&Z Comm. Approval:
City Council Approval: 10/25/2000

September 13, 2000
January 22, 2001

Karrin Taylor, Esq.
Biskind, Hunt & Taylor, PLC
11201 North Tatum Blvd., Suite 330
Phoenix, AZ 85028

Re: DMB Waddell Property; Annexation Number 00-04 (Ordinance Number 00-25), General Plan Amendment GPA00-135 (Resolution No. 00-96), Rezoning Case Number PAD00-91 (Ordinance Number 00-23), and Pre-Annexation Development Agreement (Resolution No. 00-125).

Dear Ms. Taylor:

At their public hearing on October 25, 2000, the Surprise City Council approved Resolution No. 00-125 approving the Pre-Annexation Development Agreement for the Waddell Property and Resolution No. 00-96 amending the Surprise General Plan from Typical Neighborhood (6-7 Du/Acre) and High Density Residential (12-22 Du/Acre) with commercial corners at each arterial intersection, to Typical Neighborhood (6-7 Du/Acre) with commercial corners at the intersections of Waddell Road and Reems Road, and Cactus Road and Reems Road.

Ordinance No. 00-25 expanding and increasing the corporate limits by annexing territory bounded generally by Waddell Road on the north, Litchfield Road on the east, Cactus Road on the south and Reems Road on the west together with Ordinance No. 00-23 consisting of a change in zoning from R1-43 (Single Family Residential), to PAD with LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential) and C-2 (Community Commercial) were approved by the City Council on second reading at the November 9, 2000 public hearing.

The zoning change was approved subject to sixteen (16) stipulations. Fourteen of the stipulations were recommended by the Planning Commission and the final two were added by the City Council. Following is the entire list of approved stipulations:

a) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;
b) Landscaping improvements shall be in accordance with the signed set of plans approved by the Community Development Director;

c) All street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in the approved Development Agreement between the applicant and the City of Surprise;

d) Lot layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;

e) The applicant shall include these stipulations within the final PAD document;

f) The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;

g) All items to which the P.A.D. commits within the Design Guidelines compliance section of the P.A.D. document are hereby stipulated. Those items not included must be included with the Preliminary Plat;

h) Rezoning is contingent upon the completion of the annexation of the subject property;

i) By its submittal of the P.A.D. plan, the applicant-as-landowner agrees and approves in writing to the open space designated in the approved P.A.D. plan;

j) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

k) All provisions of the development agreement, including fees and infrastructure improvements shall occur pursuant to the approved development agreement, in the time period required;

l) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

m) The applicant shall include in the public notice language regarding the fact that this property is in the territory in the vicinity of Luke Air Force Base and is subject to flyovers;
n) The applicant shall review the possibility of providing an avigation easement over the subject property prior to preliminary plat submittal.

o) The applicant shall provide a continuous pathway connection within the southwest quarter section of section 17 from the southern boundary of the Property to the western boundary of the Property.

p) The allocation of dwelling units for the overall PAD notwithstanding, density within the southwest quarter section of Section 16 shall not exceed 2.6 dwelling units per acre.

The subject rezoning request became effective 30 days after approval by the City Council. If you have any questions, please call me at 623-583-1088.

Sincerely,

Scott Phillips, Senior Planner
City of Surprise
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DMB Waddell, LLC  
Master Developer

EDAW  
Land Planning  
Landscape Architecture

Wood, Patel & Associates  
Civil Engineering

Kimley-Horn  
Traffic Engineering
1. Introduction

DMB Waddell, LLC, an Arizona limited liability company ("DMB") is requesting the City of Surprise (the "City") rezone the Waddell property to a Planned Area Development (hereinafter known interchangeably as the "Waddell PAD" or the "PAD"). The property contained within the PAD consists of approximately 797 acres located south of Waddell Road, west of Litchfield Road, east of Reems Road and north of Cactus Road, more particularly described in Section 2.1 (the "Property").

The Waddell PAD has been prepared to meet the requirements of the City of Surprise General Plan. The PAD provides a cohesive and comprehensive working document to describe the guidelines and standards for implementation of the development.

This document has been prepared to assist the City in the implementation of a comprehensive master plan, consistent with all regulatory standards in accordance with the City's General Plan. The Waddell PAD provides a detailed description of proposed land uses, design themes and criteria, open space concepts, and infrastructure requirements. Design and development standards have also been developed to assist in creating a community representative of the vision of the City, while also providing criteria for each planning district ("District") within the Waddell PAD.

The purpose and intent of this document is to:

- Promote quality development consistent with the goals and policies of the City's General Plan.
- Develop a community plan that is economically feasible, responsible, and capable of being implemented, based on existing and anticipated future economic conditions so that no economic burden will occur to the City.
- Provide for comprehensive planning that assures the orderly development of the Property in relation to the surrounding community.
- Establish development standards that allow for a variety of residential housing types and densities.
- Ensure the appropriate phasing and financing for community facilities, including circulation improvements, domestic water, urban runoff and flood control, sewage disposal, educational facilities, and parks.

The planning and design as described in the PAD reflects a commitment to creating a community and neighborhoods based on timeless principles.

Fundamentally, the goal is to create a superior living environment, serving the recreational, educational, retail, and housing needs of all the residents.
Introduction

1.1 Proposed Project and Entitlements

The Maricopa County zoning designation for the Property, prior to annexation, is Rural-43. As set forth in the introduction, DMB is requesting that the City rezone the Property to PAD.

The Waddell PAD will allow the development of a master planned community consistent with the DMB philosophy and commitment to create high-quality neighborhoods. The Property will have a strong identity and vision that integrates diverse residential neighborhoods with commercial uses, consistent with the City's General Plan. The PAD includes a broad range of densities and an overall dwelling unit entitlement that is consistent with the Typical Neighborhood (0.7 du/ac) land use designations envisioned for the Property. Additionally, as contemplated by the General Plan, an appropriate level of commercial zoning has been provided in the PAD to meet the needs of the community and the immediate area.

In the event of a conflict or inconsistency between the provisions of the PAD and otherwise applicable ordinances, such as but not limited to, the Single Family Residential Guidelines or the City's Zoning Ordinance, the provisions of the PAD shall prevail.

Open space and the circulation system depicted on the PAD are the primary organizing elements of the project. Open space and circulation create linkages between the "east" and "west" villages depicted on the PAD. Open space elements include village parks, village recreation clubs, trails and a linear park system - all of which define a hierarchy of open space and recreational amenities. Moreover, community facilities, which may include schools, churches and child care facilities, among others, are intended to be internal to the community rather than on the perimeter of the Property, as is typically the case in master planned communities today.

The goal of DMB is to continue the company's tradition of envisioning, planning and ultimately creating a residential community that is first class in quality and design and on the cutting edge of master planned community planning, yet based in the reality of the marketplace. The City's zoning ordinance specifically encourages this goal through the Planned Area Development process. Specifically, the purpose of PAD zoning is as follows:

A. Purpose

1. As an alternative to conventional zoning and development approaches and processes, the planned area development (PAD) procedures and regulations are set forth below:

"to encourage innovations in residential and commercial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment, in harmony with that of the surrounding area."

_Surprise Municipal Code, Title 17, Zoning §17.28.140_
2. Current Conditions

2.1 Location and Legal Description

The Property is located within the unincorporated area of Maricopa County, but is within the municipal planning area of the City of Surprise. The Property is immediately adjacent on the north and south to the municipal boundaries of the City of Surprise.

The location of the Property in relation to the local and regional setting is displayed in Figure 1. The Property is located east of Reems Road, north of Cactus Road, west of Litchfield Road and south of Waddell Road. The Property is bisected in the center, running north and south, by Bullard Avenue.

The legal description for the Property is as follows:

"A parcel of land lying within Sections 16 and 17, Township 3 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

The west half of Section 16 and all of Section 17, EXCEPT the southeast quarter of Section 17."
Current Conditions

2.2 Land Use, Zoning and Annexation

Existing Conditions

The Property is currently under cultivation. Several structures are located on the site and are utilized in conjunction with the agricultural use.

A. Neighborhood and General Area Access

Improved access to the Property includes mile section-line roads, most of which are paved to provide one traffic lane in each direction. The mile section-line roads that provide access to the Property are Litchfield Road, Reems Road, and Bullard Avenue, all north/south traffic arterials, and Cactus and Waddell Roads, both east/west arterials. All are paved, with the exception of Bullard Avenue.

The most important access route into the area is provided by Grand Avenue (U.S. 60) 2.5 miles north and east of the Property. Grand Avenue runs in a northwest/southeast direction, providing access to downtown Phoenix with three lanes of traffic in each direction. It connects downtown Phoenix with Glendale, Peoria, the Sun Cities, Surprise, Wickenburg, and beyond.

Interstate 17 (Black Canyon Freeway) is 14 miles east via Olive Avenue. There is a full interchange available at Peoria Avenue and Interstate 17. The proposed Estrella/303 Freeway, currently a two-lane road 1.5 miles west of the Property, extends from Grand Avenue to Interstate 10.

B. Public Services / Area Amenities

Electric service is currently provided by Arizona Public Service and telephone service is provided by Qwest. Fire protection is handled by the Rural Metro Fire Department and ambulance service is from Valley View Hospital. Police protection is currently provided by the Maricopa County Sheriffs Department. The primary medical facilities serving this general area are the Walter O. Boswell Memorial Hospital in Sun City, Del E. Webb Hospital in Sun City West, Valley View Hospital, and to the south, Luke Air Force Base Hospital.

The closest commercial retail facilities to the Property’s neighborhood are located, for the most part, along Grand Avenue and along Bell Road.

Current Zoning

The Property is currently within the jurisdictional limits of Maricopa County and zoned Rural-43.

Annexation

Given the Property’s relationship to the City of Surprise, DMB’s preference is to develop in the City, and in accordance with the City’s visions, goals and land use requirements. To achieve that end, it is necessary to annex the Property into the City in accordance with the requirements of Arizona Revised Statutes. Given the goals of DMB and based on experience in other jurisdictions, it has been necessary to utilize a PAD or similar type mechanism in order to customize and create appropriate standards, criteria and regulation to guide development. It is anticipated that the PAD, together with the guidance of staff, will provide the framework for development of the Property. While the proposed update to the City’s General Plan has not yet been approved, it is anticipated that the PAD will comply with the vision of the update as it relates to the Property.
2.3 Current Infrastructure

Roadways:
No dedicated roadways or roadway easements currently exist on the Property. Reems Road, Waddell Road, Bullard Road and Cactus Road are all designated as major arterial roadways in the City's General Plan. Litchfield Road is designated as a minor arterial roadway in the current General Plan.

Water:
The Property currently has several irrigation wells, Grandfathered groundwater rights and water rights from Maricopa Water District. One or more of the existing wells may be utilized for pumping Type I right water. Irrigation wells are not anticipated to be used for domestic water supply. The required infrastructure and water rights transactions are detailed in the Pre-annexation Development Agreement for the Property.

Wastewater:
Major wastewater lines exist on Reems Road, Cactus Road and Bullard Road. However, capacity may be allocated on all of the sewer lines. The City currently has funding allocated for the design of a new Litchfield Road sewer line, which is anticipated to be designed with adequate capacity for the Property.

Wastewater treatment occurs at the South Wastewater Reclamation Plant located approximately 0.5 miles southeast from the intersection of Litchfield Road and Cactus Road. The City has adequate space to expand this facility, as necessary to serve the Property.
3. Planned Area Development

3.1 The Vision

The new DMB community in the City of Surprise will create a distinctive living environment that nurtures the spirit of its residents through comprehensive community, village, and neighborhood design; building on local heritage and historical values, while providing access to a variety of residential, educational, recreational, leisure, and retail opportunities.

The City has a rich agricultural history and continues to be an integral part of the Valley's growth and success. The Waddell PAD, through its community design and landscape framework, strives to exemplify those qualities that make Surprise special.

The community plan and its character are drawn from the early agricultural towns of the West Valley. These towns typically were formal in plan and emphasized strong organization around community facilities and open spaces. Parks, open spaces, churches, schools, and retail were located in such a way as to provide focus and access to the residents.

In these early agricultural towns, architectural styles were often imported from the Mid-West and East Coast in the form of pattern books from which the builders chose their building shape. Styles were then often modified to meet the specific climactic influences of the desert. Colors were light and materials were a blend of plaster, stucco, and siding.

The Property will be developed as a highly amenitized community offering certain elements and open space features not found in many standard master-planned communities.

The "heart" of the community is a 40-acre recreation/education complex that will offer the residents a variety of recreational opportunities (the "Park Core"). It is envisioned that this complex, along with a secondary village club and extensive linear park system, will fulfill the needs of the future residents of the Property, as well as offering recreational and educational opportunities to Surprise residents outside the specific project boundary.

Additional amenities include an expansive landscaped Community Boulevard, multi-use trails linking each of the community uses and community-support uses, such as daycare and worship sites. An elementary/middle school campus is proposed at the center of the Park Core.
A series of neighborhoods, each organized around a centralized park, will be unique in their design, responding to the lifestyles and lifestages of the various residents. Each neighborhood is intended to have a diverse mix of home types. Through the application of comprehensive design principles, each neighborhood will have its own individual character, while complimenting the overall community and village theme.

The Waddell PAD will be identified and unified through design elements such as architecture (diversity, eclecticism), signage, landscape, color, streetscapes, walls, fencing, and entry treatments. Variation and diversity of styles is a key objective, while still maintaining overall design compatibility and quality.

3.1.2 Integrated Design Approach

Successful community and neighborhood design depends on planning, site design, architecture, landscape design, and engineering being an integrated and unified effort. True "place making" can only occur with a strong commitment by the developer, builders, and design professionals to engage in this approach. The development team is committed to this approach, in partnership with the City's vision.

Primary Community Design Objectives and Guiding Principles:

To create:

1. A community that provides a superior living environment within the City of Surprise.
   - Emphasize a variety of land uses to provide housing (at many socio-economic levels), services, recreation, and education opportunities.
   - Create the physical facilities and establish (seed) soft infrastructure programs to encourage "community" building.
   - Provide a variety of housing types and densities in each neighborhood and each phase to serve a broad range of family types and demographics, including executive housing to help meet the City's economic development goals.
   - Create clear hierarchies of open space, public spaces, and circulation patterns.

2. A place of distinctive, vital neighborhoods.
   - Create neighborhood structures based on more traditional neighborhood forms.
   - Offer a diversity in home types and architectural styles.
   - Allow for alternative or non-conventional home styles (clusters, alley loaded, courtyard multi-family, etc.).
   - Incorporate alternative solutions to street edges, setbacks, and building forms.
   - Organize neighborhoods around a centralized park and provide interconnectivity to adjacent neighborhoods.

3. An environmentally responsible community.
   - Emphasize climatic-responsive siting and materials.
   - Balance low-water usage/native landscapes with agrarian/homestead landscape concepts.
   - Create dual-use open spaces that facilitate recreational use, while functioning as storm water retention and recharge opportunities.
   - Minimize auto trips by implementing integrated land use principles and creating an extensive multi-modal pathway system.

4. A community for the next millenium.
   - Provide the infrastructure necessary to accommodate ever changing lifestyle and communication needs.
   - Provide each home with the ability to link to a community-wide digital network system.
   - Implement a diverse, finely-grained housing mix to provide opportunities for most lifestages.
4. Concept Development Plan

4.1 Zoning District Map

The Waddell PAD contains three types of zoning districts specifically located on the Zoning District Map and the Community Facility Use Overlay applicable throughout the Property. The Zoning Districts include: (1) Single Family Residential; (2) High Density Residential; and (3) Commercial. These Zoning Districts, along with the Community Facility Use Overlay comprise the overall plan and allow a variety of land uses within each District.

Single Family Residential - Permitted uses allowed in the Single Family Residential District include: single family detached residential; single family attached residential; schools, village clubs, open space (community, village, neighborhood and linear parks), and roadways. The Land Use Plan contains five districts (1, 2, 4, 5 & 6) designated as Single Family Residential. Development Standards for Single Family Residential are referred to in Section 4.6.1.

High Density Residential - Permitted uses allowed in the High Density Residential District include: single family residential; multi-family residential; schools, village clubs, open space (community, neighborhood, village, and linear parks), and roadways. The Land Use Plan contains two districts (3 & 7) designated as High Density Residential. Development Standards for High Density Residential are referred to in Section 4.6.1.

Commercial - Permitted uses allowed in the Commercial District include: Permitted uses allowed in the C-2 District (Community Commercial Zone) of the Surprise Zoning Ordinance. The Land Use Plan contains two districts (8 & 9) designated as Commercial. Development Standards for Commercial District are referred to in Section 4.4.2.

Community Facility Use Overlay - Permitted uses allowed in the Community Facility Use Overlay District include but are not limited to churches, schools, day care facilities, and municipal facilities.
Concept Development Plan

Zoning District Map

Waddell Property
City of Surprise, Arizona
## Land Use Summary by District

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**Note:** The owner of any portion of the Property may transfer intensity and amend the foregoing residential unit allocation of density within the Property subject to approved documentation as required herein, and so long as the overall density of units (3,500) is not exceeded. Any submittal to the City which contemplates an intensity transfer shall include the written consent of DMB or any successor developer designated by DMB, and documentation stating the reallocation of density by indicating the Districts that have a reduction or increase in the number of units. The foregoing notwithstanding, in no event shall the transfer of density into any one District result in greater than a 20% increase over the initial residential unit allocation set forth above.
4.2 Land Use

The Waddell PAD is envisioned to be a highly integrated mix of land uses that support the varied lifestyles of the residents. Diversity of residential uses is key to creating a complete community. The PAD and associated design standards seek to allow flexibility in neighborhood design to accommodate many housing types and densities. Support land uses include commercial, open space/recreation, community facilities and schools.

4.2.1 Residential

A wide range of residential densities are proposed for the Property at the community and neighborhood levels. Generally, higher density home types are located adjacent to the open space/recreational and community facility core areas, providing amenity and access for those residents. Progressively lower densities exist as one moves to the periphery of the community. It is the intent of the PAD to establish overall density limits, while maintaining flexibility for various product types within neighborhoods and between districts. The overall intent is to allow for a variety of product types within each development phase. For example, the PAD contemplates and encourages executive housing opportunities within diverse neighborhood settings. From large estate lots to small cottage lots and multi-family building types, these residential land use areas provide opportunities for every age group and family size.

**Single Family Detached (SFD) (ranging densities of 0 to 4.9 du/ac)**

Residential districts designated Single Family Detached (SFD) include approximately 1,895 of the total PAD units. It is anticipated that residential homes in this category will be located on a variety of lot sizes and configurations.

**Single Family Detached / Single Family Attached (SFD/SFA) (ranging in densities of 0 to 10.0 du/ac)**

SFD/SFA includes approximately 983 dwelling units, with alternative single family housing types such as clusters, courtyard, use easements, zero lot line, Z-lot, and single family attached, among others. It is anticipated that these residential homes will be located on lots that average 4,500 s.f. and will be targeted for single family small-lot detached and attached.

**High Density Residential (HDR) (ranging densities of 0 to 22 du/ac)**

High Density Residential districts include approximately 48 acres and account for a maximum of 622 dwelling units in the PAD. Higher density multi-family and single family attached housing is an important part of the overall residential program. Through specific planning and design criteria, these residential neighborhoods will contribute in many ways to the overall community and livability. High density housing is proposed adjacent to private recreational facilities and common open space areas.

*The PAD proposes a total not to exceed 3,500 dwelling units. Gross density, exclusive of commercial, for the Waddell Property PAD is 4.6 du/ac.*
4.2.2 Commercial

The Waddell PAD proposes two (2) commercial sites at major arterial intersections. Providing service commercial for the future residents is an important part of creating a comprehensive community. The first site is comprised of approximately fifteen (15) acres located at the southeast corner of Waddell Road and Reems Road ("District 8"). The second site is comprised of approximately fifteen (15) acres located at the northeast corner of Cactus Road and Reems Road ("District 9"). Total commercial acreage proposed is thirty (30) acres.

The Waddell PAD will offer a variety of retail commercial types and services that support the surrounding communities, as well as the Property. These community retail centers are anticipated to include services such as grocery, drugstore, hardware, mail, copy business, dry cleaning, video, food service, and restaurant uses.

The commercial sites are not anticipated to be developed until a residential population threshold is met to support such businesses.
4.2.3 Open Space/Recreation

Comprehensive open space planning is critical to the success of the development of the Property and perhaps the single-most defining element of the Waddell PAD. The proposed system of open space and recreational uses are linked together through an extensive linear park and pathway network providing residents with access to the community amenities.

A hierarchical system of open space elements is intended to provide a variety of recreational opportunities. Community, village and neighborhood levels of open space, each programmed to be complimentary to the overall system, will be within easy walking distance of each of the homes.

Large multi-use parks will provide the active use open space required for residents. Medium-sized village parks will provide passive recreation, and smaller neighborhood parks allow for social gathering and open play for the nearby residents. Each park will also play a dual role of storm water drainage and retention.

Each of the neighborhoods will be connected by a comprehensive system of linear open space and pathways. While providing linkages, this open space also provides passive and active use amenities at specific locations.

The minimum amount of open space proposed for the Waddell PAD is approximately 126.9 acres (16% of the total area), exclusive of the school site.
4.2.4 Community Facilities
Uses such as daycare facilities, schools, municipal facilities, parks and churches (places of worship) are an integral part of the overall community fabric. These uses contribute in numerous ways to the viability of a successful neighborhood structure. For these reasons, the Waddell PAD proposes a Community Facility Use Overlay that allows for these uses to exist within any of the permitted land use categories. Specific design criteria and standards will be applied at the subsequent planning and development phases.

4.2.5 School
An elementary/middle school site has been identified as part of the Land Use Plan. This site is centrally located in the Park Core, adjacent to the Community Boulevard. The developer plans to donate the site to the Dysart Unified School District.
**PAD Land Use Summary**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>% of Total</th>
<th>Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached, SFD/SFA</td>
<td>506.0</td>
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<td>2,878</td>
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<tr>
<td>High Density Residential</td>
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<tr>
<td>Open Space</td>
<td>136.9</td>
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<tr>
<td>Roadways</td>
<td>75.7</td>
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<tr>
<td><strong>NET RESIDENTIAL DENSITY</strong></td>
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<td>3,500</td>
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<tr>
<td>Commercial</td>
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<td><strong>GROSS RESIDENTIAL DENSITY</strong></td>
<td>796.6</td>
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</tbody>
</table>

**Notes:**

1. Open Space Acreage includes community park, village parks, village clubs, neighborhood parks, linear parks, landscape parkways, and school.
# Overall Residential Product Summary

## Single Family Detached (SFD)

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Minimum Lot Size (s.f.)</th>
<th>No. of Lots / Units</th>
<th>Density</th>
<th>% of Sub-Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
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<td>379</td>
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<tr>
<td>B</td>
<td>5,830</td>
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<tr>
<td>C</td>
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<td>D</td>
<td>6,930</td>
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</tr>
<tr>
<td>E</td>
<td>7,480</td>
<td>95</td>
<td></td>
<td>5</td>
<td></td>
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<tr>
<td>F &amp; G</td>
<td>8,250</td>
<td>284</td>
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<td>15</td>
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<tr>
<td><strong>Subtotal</strong></td>
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<td><strong>4.5 DU/AC</strong></td>
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<td><strong>54</strong></td>
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</tbody>
</table>

### Single Family Detached/Attached (SFD/SFA)

3,500 s.f. (4,500 s.f. avg.)

<table>
<thead>
<tr>
<th>No. of Lots / Units</th>
<th>Density</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td>983</td>
<td>10.0 DU/AC</td>
<td>28</td>
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</table>

### High Density Residential (HDR)

3,000 s.f./ unit

<table>
<thead>
<tr>
<th>No. of Lots / Units</th>
<th>Density</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>522</td>
<td>22.0 DU/AC</td>
<td>18</td>
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</tbody>
</table>

### Total

<table>
<thead>
<tr>
<th>No. of Lots / Units</th>
<th>Density</th>
<th>% of Total</th>
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<td>4.6 DU/AC</td>
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<tr>
<td>1,297</td>
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<td>100</td>
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</tbody>
</table>

**Notes:**

1. Lot categories A-G Pursuant to City of Surprise Residential Design Guidelines.

2. The Determination Lot Category is Lot Category A. To achieve the Permitted Density, a total of 106 points from Design Lists B, C, and D are required. The Developer is required to obtain the following minimum number of points:

   - **Design List B** - 40 points (Options A, B, F, G, H, I, J, L, N, O, Q, R (2))
   - **Design List C** - 16 points (Options A, B (3), C, D, F, G, O (3))
   - **Design List D** - 20 points (Options A, B, C, D, E, F (2))

   **Total** - 76 points

Prior to preliminary plat approval for each plat within the Property, each applicant and/or Developer will be required to identify specific additional options from Design List B, Design List C, and/or Design List D, necessary to meet the total minimum points of 106.
4.3 Community and Recreational Amenities

Parks and recreation
A major feature of the Land Use Plan is the system of parks and open space that provide active use open space and linear parks that connect the various land uses. This program is extensive and provides a vast array of recreational opportunities in which all members of the community can participate. Further, the Land Use Plan is based on using open space as the primary organizing element, around which other community support uses are arranged. Linking each of the neighborhoods to each other and the community facilities encourages a higher level of interaction among the residents.

Recreational opportunities vary from active (i.e., community park, village clubs), with potentially structured recreational programs, to passive (i.e., primary and secondary linear parks). Varying types of activities will provide residents the opportunity to: 1) take quiet walks within linear parks; 2) participate in structured league play activities such as soccer, baseball, and softball; 3) participate in community meetings and social gathering events; and 4) play in medium-sized parks located in each neighborhood. Parks are distributed throughout the site. One of the defining elements of the Land Use Plan is the aggregation of multiple park types in the center of each village creating the Park Core. This Park Core provides a diverse mix of recreational amenities in a centralized location. Each park type may incorporate one or more of the following amenities:

**Community Park (1)**
- Active Multi-purpose Play Fields
- Baseball / Soccer Fields
- Volleyball
- Tot Lot(s)
- Ramada / Shade Structure
- BBQ / Picnic Area
- Restroom / Drinking Fountains
- Adjacent to School Facilities

**Village Parks (2)**
- Open Play Area
- Passive Open Space
- BBQ / Picnic Area
- Drinking Fountains

**Village Clubs (2)**
- Recreation pool(s) - Jr. Olympic pool, kiddie pool
- Clubhouse (meeting, fitness, restrooms)
- BBQ / Picnic Area
- Activity Lawn
- Tennis
- Volleyball
- Tot Lot(s)
- Water Play Area
- Open Play Area
**Neighborhood Parks (5)**
- Open Play Area
- Basketball
- Tot Lot / Play Apparatus
- Volleyball
- Picnic Area

**School Recreation**
- Baseball / Softball Fields
- Basketball Courts
- Tennis
- Handball / Racquetball Court
- Play Apparatus

**Primary Linear Parks**
- Multi-Use Trails
- Passive Open Space
- Open Play Areas at Special Nodes
- Picnic / Seating Areas
- Provides Linkage to Recreation and Education Facilities

**Secondary Linear Parks**
- Pedestrian Trail Linkages
- Passive Use
- Provides Buffers between Neighborhoods
Concept Development Plan

SHADE TREES
TOT LOT
PAVED WALK
OPEN PLAY (RETENTION)
TREE GROVE
BASKETBALL COURTS
TREE GROVE MASSING
SAND VOLLEYBALL COURTS
OPEN PLAY (RETENTION)
PAVED WALK

Neighborhood Parks

September 13, 2000
4.4 Architectural Design Theme

4.4.1 Residential

The residential architectural intent for the Waddell PAD is to emphasize diversity of styles, floor plans, garage placement, materials, and color. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept is to blend the traditional architectural styles of early agricultural-based towns with environmental responsiveness. Ultimately, the styles and materials will reflect the cultural and climactic influences of the region. In addition to compliance with the City's Residential Design Guidelines, as set forth in the PAD, the developer will establish a Design Review Committee for the project. This Design Review Committee must approve all final designs, materials, and colors.

The Design Review Committee will be enabled through a comprehensive private governance structure to be established by the developer and embodied in Covenants, Conditions and Restrictions (CC&Rs) recorded against the Property.

General elements for residential architectural design are:

- Styles of architecture that are compatible, yet vary enough to create interest and diversity
- Focus on traditional, more timeless styles of architecture
- Interpretation of styles should be authentic to the extent feasible
- Create a dynamic streetscape through variation in floor plan and elevation plotting
- Articulated building massing
- Emphasis on front elevations that relate strongly to the street and contribute to the livability of that realm
- Design of homes specifically for corner conditions
- Emphasize alternative garage configurations
- Materials and colors shall reinforce the overall design themes
- Emphasis on diversity of home types, styles, materials, and colors within each neighborhood
It is not anticipated that one dominant architectural style will be implemented in this community. Rather, a select list of styles will be developed that are appropriate to the region, addresses the needs and lifestyles of the residents, and support the community theme as a traditional town development. Historically, many styles have been built in the region over the last century. The Property's development team seeks to embrace that diversity in architectural style and design.

Potential styles include:

- Spanish Colonial
- Territorial
- Bungalow
- Craftsman
- Cottage
- American Farmhouse
- Monterey Revival
- Ranch
- Prairie
- Santa Fe
- Traditional

The development of more detailed residential design guidelines or builder criteria will identify which of the above styles shall be 1) primary, 2) secondary or, 3) tertiary architectural styles for the residential planning areas. Upon designation of these styles, guidelines will be implemented to ensure a diversity of styles within the neighborhoods.

The following images describe potential design concepts for the anticipated styles. These sketches are intended to show variety in architectural elements such as building massing, roof form, articulation, materials, and details.
Concept Development Plan

Monterey Style

Architectural Themes
Concept Development Plan

Cottage Style

Prairie Style

Architectural Themes
Ranch Style

Spanish Colonial Style

Architectural Themes
4.4.2 Commercial

The underlying traditional design theme of the community will also translate to the commercial sites. The design of these facilities will reflect the context of the design and the character of the residential styles (eclectic traditional).

The following planning principles have been developed to ensure the commercial sites become an integral part of the community fabric:

- Retail projects shall promote the use of courtyards and plazas in response to climate, social, and programmatic needs.
- Parking lots, walkways and courtyards shall be designed at a human scale to promote pedestrian and bicycle circulation to and within the sites.
- Adequate landscaping space shall be developed to mitigate climactic conditions.
- An integrated design approach incorporating site plan, architecture, landscape design, color and signage shall be implemented to ensure the design objectives are achieved.

Retail buildings often serve as community focal and gathering points. They should be held to a high degree of quality in design and execution.

The architectural expression of these buildings shall be substantial and convey a feeling of permanence.
Concept Development Plan

The following guidelines relate to architectural treatments of commercial buildings:

- Architectural solutions shall interpret, in an authentic manner, the characteristics of the community theme/style
- Maintain building proportions, balance and scale appropriate to the theme/style
- Massing, roof forms and detailing shall be interpreted in an authentic manner
- Utilize building mass to create at least one "people gathering place" plaza or courtyard
- Provide use of detail at the pedestrian level that creates visual interest and enhances authenticity
- Architectural styles should be:
  - visually compatible
  - possess general market appeal
  - capable of contemporary interpretation and variation
  - historic in precedence

Commercial Development Standards:

To foster the development of commercial sites that embody the aforementioned characteristics, it is necessary to create setback standards unique to this property. Specifically, setbacks should be reduced to allow for architecturally-integrated solutions on-site, as well as creating strong linkages to adjacent residential parcels.

The following development standards for commercial properties will apply:

- **Perimeter Setbacks:** 20'
- (as measured from property line or R.O.W.)
- **Maximum building height:** 45'
- **Parking requirements:** As per City Code

Architectural Themes
4.5 **Landscape Theme**

Fundamentally, the landscape concept for the Waddell PAD seeks to emphasize and articulate the agrarian and homestead heritage of the area. Concurrently, the landscape will respond to the climactic and environmental influences of the Sonoran desert. The goal is to create a simple, yet bold landscape structure that relates to the hierarchy of land use and open space. This approach provides a dynamic living environment for the residents, supports the community's recreational needs and mitigates the harsh climactic effects.

The following guiding principles have been developed for the PAD to describe the design intent and landscape approach:

- Emphasize the rural / agrarian heritage through the use of materials (stone, wood, rock, brick, etc.), colors, water, plant materials, planting designs (groves, windrows, homestead, etc.) and fencing.

- Create transition landscapes that relate to the adjacent land use and open spaces.

- Create streetscapes that provide shade for pedestrians and establish an identifiable theme for the community.

Entry monumentation will provide the initial community definition and will be viewed when approaching the property from Reems Road, Bullard Road, and ultimately, Litchfield Road. Monumentation will be developed in a hierarchical format from major community gateways to neighborhood entries (see Exhibits).

Landscape within the Waddell PAD will characterize community design elements in the retail, community facilities, and recreation areas. Individual neighborhoods will also be distinguished by varied planting schemes.

The intent of the landscape concept is to provide flexibility and diversity in plant material selection, while maintaining a palette that creates unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and maintenance for use in common areas, open spaces, parks and R.O.W.s.
Concept Development Plan

Community Frontage Road
Planting along the commercial area differs from the desert character of the Major Arterial. Tall columnar trees with contrasting growth habits and foliage texture are introduced to create visual interest and match the scale of the commercial buildings.

Major Arterial
Desert landscape character with cluster planting of native desert trees and shrubs. Desert accent planting provides contrasting foliage texture and color.

Minor Arterial
Agrarian character of the community is accentuated by linear planting of tall columnar trees with complementing dense foliage shrubs and accent planting.

Mass Grove Planting
A mass grove planting of the neighborhood theme tree contrasts with the desert planting where the secondary linear park intersects the Major Arterial.

Secondary Linear Park
Planting along the secondary linear park creates a unique identity for this continuous greenway in the community. Canopy trees with distinct foliage texture or growth habit is specific to this space.

Residential Collector
Linear planting of canopy trees, suggestive of the agricultural tradition of the region. Medium to low shrubs link with accent turf areas.

Primary Linear Park
Naturalized planting areas integrate with agrarian areas of the community and tie together with neighborhood parks through the continuity of mass grove planting. Linear planting lines derived from the grove spatially orient activity to the continuous linear space running through the community. Turf is provided in large open areas to promote active recreation.

Neighborhood Park
Naturalised planting in the park is distinguished by individual theme grove planting pertaining to each neighborhood. Informal grove planting of canopy trees is interspersed with native and ornamental shrubs and accent planting. Turf is provided in large open areas to promote active recreation.

Landscape Framework

Entry Monumentation
Formal planting at the entry points contrasts with the more staggered planting of the windrows along the Community Boulevard creating focal interest.

Recreation Open Space
Planting in the recreational open space maintains the agrarian character of the community. Informal groves of canopy trees with native shrubs and ornamental clusters of tall columnar trees line the interior boundary.

Community Boulevard
Agrarian character accentuated with windrows of large columnar trees and dense shrub planting with occasional turf areas in the foreground.

Village Park
Naturalized planting area with a centralized region of turf/retention basins. Planting along the park boundary utilizes large shade trees and non-native shrubs and groundcover.

Neighborhood Collector
Neighborhood theme tree and complimentary shrubs are planted in staggered rows along the roadway. Desert ornamentals provide contrast in texture and color.

Secondary Linear Park
Naturalized landscape character with informal groves of canopy trees. Complementary native and non-native shrubs and groundcover are grouped together for spatial and visual variety. Desert ornamentals create effect with color and foliage texture.

Local Street
Formal linear planting of theme tree to emphasize agrarian character and neighborhood image. Overlapping canopy trees with native and ornamental shrubs provide visual and textural effects. Occasional turf areas coincide with activity zones.

September 13, 2000
Entry Monumentation

- Turf under Story Along Grove
- Formal Planting of Palms w/Citrus
- Stone Plasters with Battered Edge
- Enhanced Pavement at Intersections
- Perimeter Themed Wall & Fence

Community Entry Concept

WADDELL PROPERTY
City of Surprise, Arizona
Concept Development Plan

Walls and Fencing

Conceptual Community Wall Option

Conceptual View Wall Option

Conceptual View Wall Option

Walls and Fencing Concepts
Concept Development Plan

Walls and Fencing

Conceptual View Wall Option

Conceptual Community Wall to View Wall Transition

Walls and Fencing Concepts
Roadways

MAJOR ARTERIAL

Planting along the Major Arterial maintains the desert garden character consisting of flowering desert trees, shrubs and groundcovers.

Desert trees are planted in linear groves with desert shrub accent planting.

Larger shrub planting zone occurs along walls while lower height shrubs abut the road. All planting is accentuated with desert ornamentals.

Landscape Concept
Major Arterial

September 13, 2000
Roadways

Tall columnar trees

MINOR ARTERIAL

The planting along the Minor Arterial establishes the agrarian character of the community. Typical planting consists of continuous rows of tall columnar trees.

Desert shrubs along this road integrates the community planting with the desert character of the exterior yet promotes a 'greener' landscape within. Shrubs and groundcovers are selected for their foliage color, texture and seasonal color.

Native and ornamental shrubs

Tall columnar trees

Low native shrub understory and ascent planting

Ascent turf areas

Landscape Concept
Minor Arterial

WADDELL PROPERTY
City of Surprise, Arizona
COMMUNITY BOULEVARD

The Community Boulevard emphasizes the agrarian identity of the community. Tall columnar trees line the roadway and median creating a shaded boulevard through the community.

The shrub and groundcover planting along the Community Boulevard accentuate the community with large dense planting of shrubs with thick green foliage and flowers.

Landscape Concept
Community Boulevard
Roadways

Section

Plan

Landscape Concept
Community Boulevard Intersections
Entry points to the neighborhoods along the boulevard are identified by the formal planting of palms and contrasting small trees that accentuates the quality of height.
NEIGHBORHOOD COLLECTOR

The neighborhood collector roadways in the community are each characterized by a primary theme tree, the theme tree planting are complemented by shrubs and groundcovers that highlights a particular neighborhood. Foliage and flower color has been used as a unifying element in each neighborhood.

The accompanying planting chart summarizes the planting for each neighborhood.
RESIDENTIAL COLLECTOR

The residential roadway is formal in its planting throughout the entire community and serves to tie together the individual neighborhoods.

A large shade tree was selected suggestive of windrows found within the agricultural tradition of the region.

Typical planting along the residential collector consists of regular spaced shade trees with accent shrubs and ground covers.
Linear Parks

- Mass Grove Planting of theme tree
- Gateway Planting
- Open Play Area
- Turf/Retention basin
- Vehicular Circulation
- Multi-use Trail
- Mass grove planting of theme tree
- Picnic/Seating Areas
- Passive Open Space
- Group Picnic Area with Ramada
- Linkage to Secondary Linear Park

Landscape Concept
Primary Linear Open Space
## CONCEPTUAL LANDSCAPE PLANT PALETTE

### DESERT LANDSCAPE CHARACTER

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Character Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acacia farnesiana</td>
<td>Sweet Acacia</td>
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<tr>
<td>Acacia stenophylla</td>
<td>Shoe String Acacia</td>
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<tr>
<td>Cercidium floridum</td>
<td>Blue Palo Verde</td>
</tr>
<tr>
<td>Chilopsis linearis</td>
<td>Desert willow</td>
</tr>
<tr>
<td>Lysiloma microphylla</td>
<td>Desert Fern</td>
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<tr>
<td>Olneya tesota</td>
<td>Ironwood</td>
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<td>Prosopis chilensis</td>
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<td>Prosopis velutina</td>
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<td>Pithecellobium flexicaule</td>
<td>Texas Ebony</td>
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### ACCENTS

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Character Name</th>
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</thead>
<tbody>
<tr>
<td>Agave spp.</td>
<td>Agave</td>
</tr>
<tr>
<td>Wanslingtonia filifera</td>
<td>California Fan Palm</td>
</tr>
<tr>
<td>Yucca spp.</td>
<td>Yucca</td>
</tr>
<tr>
<td>Muhlenbergia rigida</td>
<td>Nashville Deer Grass</td>
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<tr>
<td>Dasylirion wheeleri</td>
<td>Desert Spoon</td>
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</table>

### "NATURALIZED" LANDSCAPE CHARACTER

### PARKS, OPEN SPACE PASEOS, NEIGHBORHOODS

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<th>Plant Name</th>
<th>Character Name</th>
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<td>Acacia salicina</td>
<td>Willow Acacia</td>
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<td>Acacia farnesiana</td>
<td>Sweet Acacia</td>
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<tr>
<td>Cercidium floridum</td>
<td>Blue Palo Verde</td>
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<tr>
<td>Chilopsis linearis</td>
<td>Desert Willow</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Chitalpa</td>
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<tr>
<td>Dahlbegia sissoo</td>
<td>Sissoo Tree</td>
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<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
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<tr>
<td>Geijera parviflora</td>
<td>Australian Willow</td>
</tr>
<tr>
<td>Pinus eldarica</td>
<td>Mondel Pine</td>
</tr>
<tr>
<td>Platanus wrightii</td>
<td>Arizona sycamore</td>
</tr>
<tr>
<td>Prosopis chilensis</td>
<td>Mesquite</td>
</tr>
<tr>
<td>Quercus virginiana</td>
<td>Live Oak</td>
</tr>
<tr>
<td>Rhus lancea</td>
<td>African Sumac</td>
</tr>
<tr>
<td>Rosa spp.</td>
<td>Rose bush</td>
</tr>
</tbody>
</table>

### "ACRARIAN" LANDSCAPE CHARACTER

### PARKS OPEN SPACE PASEOS, NEIGHBORHOODS

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Character Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceratonia siliqua</td>
<td>Carob Tree</td>
</tr>
<tr>
<td>Dahlbergia sissoo</td>
<td>Sissoo Tree</td>
</tr>
<tr>
<td>Eucalyptus papuana</td>
<td>Ghost Gum</td>
</tr>
<tr>
<td>Eucalyptus microtheca</td>
<td>Coolibah</td>
</tr>
<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
</tr>
<tr>
<td>Olea europaea 'Swan Hill'</td>
<td>Olive</td>
</tr>
<tr>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
</tr>
<tr>
<td>Platanus wrightii</td>
<td>Arizona sycamore</td>
</tr>
<tr>
<td>Prospis chilensis</td>
<td>Mesquite</td>
</tr>
<tr>
<td>Quercus spp.</td>
<td>Heritage Live Oak</td>
</tr>
<tr>
<td>Sophora secundiflora</td>
<td>Texas Mountain Laurel</td>
</tr>
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</table>

### GROVES

<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Character Name</th>
</tr>
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<tbody>
<tr>
<td>Carya illinoinensis</td>
<td>Pecan</td>
</tr>
<tr>
<td>Citrus aurantium</td>
<td>Seville Orange</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Chitalpa</td>
</tr>
<tr>
<td>Fraxinus velutina</td>
<td>Arizona Ash</td>
</tr>
<tr>
<td>Jacaranda mimosifolia</td>
<td>Jacaranda</td>
</tr>
<tr>
<td>Olea europea &quot;Swan Hill&quot;</td>
<td>Olive</td>
</tr>
<tr>
<td>Prospis velutina</td>
<td>Velvet mesquite</td>
</tr>
<tr>
<td>Ulmus parviflora</td>
<td>Evergreen Elm</td>
</tr>
<tr>
<td>Washintonia robusta</td>
<td>Mexican Fan Palm</td>
</tr>
</tbody>
</table>
### Community Boulevard Landscape Character

#### "Naturalized" Zones
- **Acacia abyssinica**: Abyssinian Acacia
- **Acacia farnesiana**: Sweet Acacia
- **Cercidium floridum**: Blue Palo Verde
- **Dahlbergia sissoo**: Sissoo Tree
- **Fraxinus velutina**: Arizona Ash
- **Prosopis chilensis**: Mesquite

#### "Agrarian" Zones
- **Dahlbergia sissoo**: Sissoo Tree
- **Eucalyptus papuana**: Ghost Gum
- **Eucalyptus microthea**: Coolibah
- **Fraxinus velutina**: Arizona Ash
- **Olea europaea 'Swan Hill'**: Olive
- **Pistacia chinensis**: Chinese Pistache
- **Platanus wrightii**: Arizona sycamore
- **Prosopis chilensis**: Mesquite
- **Quercus spp.**: Heritage Live Oak

### Ground Cover
- **Acacia redolens 'd.coupet'**
- **Baccharis hybrid 'scara'**
- **Convolvulus cneorum**
- **Lantana spp. 'new gold'**
- **Lantana montevidensis**
- **Oenothera berlandieri**
- **Oenothera caespitosa**
- **Rosmarinus officinalis**
- **Dalea gregii**
- **Gazania rigens**
- **Hymenoxyis acaulis**

### Accents
- **Caesalpenia pulcherima**
- **Dasylirion wheelerii**
- **Hesperaloe funifera**
- **Muhlenbergia rigida**
- **Bougainvillea 'b. karst'**
- **Penstemon superbus**
- **Penstemon Parryi**
- **Yucca aloifolia**
- **Rosa ssp**
- **Red Bird of Paradise**
- **Desert Spoon**
- **Red Hesperaloe**
- **Nashville Deer Grass**
- **Barbara Karst Bougainvillea**
- **Superb Penstemon**
- **Parry's Penstemon**
- **Spanish Bayonet**
- **Rose bush**

### Residential Collector Landscape Character
- **Carya illinoensis**: Pecan
- **Eucalyptus papuana**: Ghost Gum
- **Pinus edlarica**: Mondel Pine
- **Pistacia chinensis**: Chinese Pistache

### Edge Buffer Landscape Character
- **Cercidium floridum**: Blue Palo Verde
- **Eucalyptus Pauana**: Ghost Gum
- **Chitalpa**: Chitalpa
- **Dahlbergia sissoo**: Sissoo Tree
- **Fraxinus velutina**: Arizona Ash
- **Olea europaea "Swan Hill"**: Olive
- **Pinus edlarica**: Mondel Pine
- **Prosopis chilensis**: Mesquite
- **Ulmus Parvirola**: Evergreen Elm
### Concept Development Plan

**SHRUBS**
- Cassia phyllodenia
- Cassia obliagata
- Leucophyllum frutescens
- Nerium oleander 'petite pink'
- Leucophyllum laevigatum
- Ruellia peninsularis
- Simmondsia chinensis
- Larrea tridentata
- Dalea frutescens 'sierra negra'
- Dalea Pulchra
- Salvia clevelandii
- Salvia gregii
- Salvia leucantha
- Salvia farinacea
- Salvia coccinea
- Thevata nerifolia
- Tecoma capensis
- Caesalpenia pulcherrima
- Dodonaea viscosa
- Pittosporum tobira
- Pyracantha coccinea
- Calliandra californica
- Nerium oleander 'dwarf white'
- Nerium oleander magenta
- Cordia boissieri
- Vauquelina californica
- Erimophila spp. 'valentine'
- Silver-Leaf Cassia
- Outback Cassia
- Green Cloud Sage
- Petite Pink Oleander
- Chihahuan Sage
- Desert Ruellia
- Jojoba
- Creosote Bush
- Black Dalea
- Pea Bush
- Chaparral Sage
- Autumn Sage
- Mexican Bush Sage
- Mealy-Cup Sage
- Cherry Red Sage
- Yellow Oleander
- Cape Honeysuckle
- Mexican Red Bird
- Hop Bush
- Pittosporum
- Firethorn
- Baja Red Fairy Duster
- Dwarf White Oleander
- Magenta Oleander
- Anachuita
- Arizona Rosewood
- Valentine Bush

### Conceptual Theme Planting Proposed in Neighborhoods

<table>
<thead>
<tr>
<th>Color</th>
<th>Theme tree</th>
<th>Complementary shrubs (common name)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red</td>
<td>Evergreen Elm</td>
<td>Mexican Red Bird of Paradise, Baja Red Fairy Duster, Mexican Honeysuckle, Lantana, Cape Honeysuckle, Rose bush, Cherry Red Sage, Red stem Yucca.</td>
</tr>
<tr>
<td>Yellow</td>
<td>Velvet Mesquite</td>
<td>Yellow Oleander, Cassia, Mexican Bird of Paradise, Rose bush, Arizona Yellow Bells, Gazanias, Lantana, Aloe.</td>
</tr>
<tr>
<td>Purple</td>
<td>Jacaranda</td>
<td>Chihahuan Sage, Texas Mountain Laurel, Pea Bush, Lantana, Rose bush, Desert Ruellia, Mealy Cup Sage.</td>
</tr>
<tr>
<td>Pink</td>
<td>Chitalpa</td>
<td>Dwarf Pink Oleander, Texas Ranger, Pink Fairy Duster, Mexican Bush Sage, Parry's Penstemon, Pink Lantana, Rose bush, Mexican Evening Primrose.</td>
</tr>
<tr>
<td>Magenta</td>
<td>Chinese Pistache</td>
<td>Dwarf Magenta Oleander, Autumn Sage, Bougainvillea, Rose bush, Superb Penstemon.</td>
</tr>
</tbody>
</table>

General planting common to all the neighborhoods are shrubs rich in foliage texture: Hop Bush, Pittosporum, Xylosma, Creosote Bush. Desert Accents: Agaves, Desert Spoon, Deer Grass.
4.6 Neighborhood Design Guidelines

Creating unique neighborhoods is a key focus of the Waddell PAD which the development team seeks to accomplish through a comprehensive approach to site planning, architectural design, and landscape design. Key elements in neighborhood design include:

- Creating smaller, finer grained neighborhoods.
- Building a variety of home types and densities within each neighborhood (including executive housing, single family detached and single family attached products within same neighborhoods).
- Strong physical relationships in community elements, open space, services, and recreation.
- Linkages throughout the Property to the path system.
- Traditional street design (formal patterns, street trees, curb separated sidewalks, etc.).
- Architecture that addresses the street.
- A variety in architectural styles, colors, and materials.
- Neighborhoods organized around a park or open space.
Concept Development Plan

It is the intent of this criteria to blend the City of Surprise Single Family Residential (SFR) Design Guidelines with the development team's Community Design Objectives (Section 3.1). These guidelines are complimentary to the City's guidelines and will be applied to all single family residential product types.

4.6.1 Neighborhood Design Criteria

1. The edges between uses and neighborhoods typically will be "non-walled" and designed to maximize access, interaction and a feeling of diversity and richness.

2. Streets will be "urban" in nature, characterized by varied setbacks, front entries and porches along the streets.

3. Internal neighborhood streets, including streets adjacent to attached homes, will be of a public "traditional character" and may include curb separated sidewalks, street trees, minimal garage loading and parallel parking.

4. Local streets, except private alleys, may have curb-separated sidewalks.

5. Pocket parks are optional.
## Concept Development Plan

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>9,130</td>
<td>8,250</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>83'</td>
<td>75'</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (livable)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (garage)</td>
<td>18'/22'</td>
<td>18'/22'</td>
</tr>
<tr>
<td>Side (interior)</td>
<td>8'/10' - 18'</td>
<td>5'/10' - 15'</td>
</tr>
<tr>
<td>Side (corner livable)</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Side (corner garage)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (livable)</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Rear (garage)</td>
<td>4'</td>
<td>4'</td>
</tr>
<tr>
<td>Maximum Gross Density (2)</td>
<td>4.5</td>
<td>4.5</td>
</tr>
</tbody>
</table>

**Notes:**

1. Development standards set forth above for lot categories A - G are deemed to meet or exceed those outlined in the City of Surprise Residential Design Guidelines.

2. Permitted densities allowed for lot categories A - G with points achieved from Single Family Residential Design Guidelines, consistent with Table 2 of the Single Family Residential Design Guidelines.

3. Setbacks from garage face measured from back of walk, R.O.W., or lot line in alley loaded conditions (rear garage).

4. Setbacks identified for SFD/SFA and HDR are building setbacks, measured from rights-of-way or parcel lines.

### Residential Development Standards

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**Residential Development Standards**

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**WADDELL PROPERTY**

City of Surprise, Arizona
Concept Development Plan

Integrated Design Process
Successful neighborhood design within the Waddell PAD depends on the site architecture and landscape being integrated into a unified neighborhood concept. These neighborhood concepts will address:

- "Traditional" street systems
- Street character elements
- Building orientation
- Garage orientation
- Special landscape elements
- Internal open space elements (if any)
- Trail linkages
- Wall locations

Neighborhood Entry Design
Shared Entries
The primary access into each neighborhood will be a shared entry with the neighborhood park as its terminus. This allows for a strong sense of arrival into the neighborhood. Placement of the model home complex adjacent to the shared entry and park is recommended. See the accompanying cross sections for entry design criteria.
Street Patterns
Street patterns within the Waddell PAD generally reflect the character of streets found in traditional, older neighborhoods. A modified grid pattern with curvilinear streets is preferred.

Pedestrian Circulation
Pedestrian linkage to parks, paseos and community facility uses will be facilitated through some neighborhoods. A curb-detached sidewalk system and provisions for cul-de-sac / hammerhead or through-lot access may also be utilized within neighborhoods to encourage pedestrian circulation.
Concept Development Plan

Pocket Parks
Each neighborhood may have a pocket park, generally with a flat, usable area equivalent in size to one (1) detached lot. Pocket parks can be located close to the neighborhood entry or at an internal central location. Sites with a view or attractive setting are preferred. Pocket parks should be designed to be usable by neighborhood residents. In certain cases, pocket parks may be combined with adjacent open space or trail corridors.

Curb-Separated Sidewalks
Local streets will be encouraged to have curb-separated sidewalks on both sides, creating continuous street tree planting strips between curb and sidewalk. The minimum parkway width is four (4) feet.
Corner Plotting
Corner lot conditions contribute measurably to the overall quality of the neighborhood fabric. Individual home plans will be developed to exemplify the positive attributes of the corner home.

Variable Lot Sizes
Variable lot widths are encouraged to allow for a more eclectic, varied street scene.

Variable Front Yard Setbacks
House forms and plans will be developed that result in a variation of front yard setbacks. At least one of every three contiguous lots will have between a three to five foot front yard setback variance from adjacent houses.

Garage Placement
Alternate garage design locations will be encouraged to create variety in the street scene. Deep-recessed, shadow-recessed, swing-in, and porte cochere garage designs will be allowed. Alley-loaded garage configurations are also encouraged.
Concept Development Plan

4.6.2 Single Family Residential (SFR) Design Guidelines Compliance

The developer will comply with the City of Surprise Single Family Residential Design Guidelines (the "SFR Design Guidelines") as well as additional design criteria established by the PAD. It is understood that the application of the SFR Design Guidelines and design criteria required by the PAD will provide guidance and direction while maintaining the flexibility necessary to create dynamic and varied neighborhoods within the Property.

The following describes application of the SFR Design Guidelines in the calculation of the "Base Permitted Lot Size Mix" and the "Base Permitted Density".

Base Permitted Lot Size Mix

As set forth in the Overall Residential Product Summary, the Determination Lot Category for the PAD is Lot Category A. The percentage of proposed Lot Category A homes to be developed (20%) exceeds the base of fifteen percent (15%) and, accordingly, the project is required to qualify for a minimum of 76 points from Design List B, Design List C, and Design List D.

The PAD will achieve the points required by applying the following options to the project:

- **Design List B** - 40 points (Options A, B, F, G, H, I, J, L, N, O, Q, R (2))
- **Design List C** - 16 points (Options A, B (3), C, D, F, G, O (3))
- **Design List D** - 20 points (Options A, B, C, D, E (2))
- **Total** - 76 points

Base Permitted Density

In order to achieve the proposed density of 4.5 du/ac in Lot Category A, the PAD is required to achieve a minimum of 106 points. Seventy-six (76) points will be achieved pursuant to the Design List options set forth above. The remaining thirty (30) points will be achieved prior to preliminary plat approval for each plat within the Property. Specifically, each applicant and/or Developer will be required to identify specific additional options from Design List B, Design List C, and/or Design List D, necessary to meet the total minimum points of 106.
Concept Development Plan

Design List A Compliance

In addition to incorporating various options in Design Lists B, C, and D as identified above, the PAD will also include additional subdivision standards for Lot Categories A-G Design List A of the SFR Design Guidelines.

Design List A

A. Front Setbacks: The front setback to any part of the house or other structure other than a garage shall be 12 feet, as measured from the property line. The front setback for a front entry garage shall be not less than 18 feet to face off garage door, measured from the property line. The front setback to a garage in which the garage door is angled at 45 degrees or greater in relation to the street shall be not less than 12 feet, as measured from the property line, plus two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, not more than 50% of all driveways shall be less than 22-feet in length, as measured from the back of sidewalk.

B. Side Setbacks: The side yard setbacks shown in Table I apply to all houses and other structures except houses and other structures with two or more stories constructed on lots in Lot Categories A, B, C, and D of Table I. Such multi-story houses must have a 7-foot side yard setback on one side and an 8-foot side yard setback on the other side. Additionally, two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet. If any portion of a multi-story house has only one story, the single-story setbacks will apply to the single-story portion of the multi-story house. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 2 feet into a side yard setback. Patio covers and other similar features may not encroach into a side yard setback.

C. Corner Side Setbacks: The setback on a side abutting a street for a house or other structure located on a corner lot shall be not less than 13 feet as measured from the property line for a single-story house or structure, and not less than 20 feet as measured from the property line for a multi-story house or structure. Additionally, the setback of a multi-story house or structure shall contain sufficient mature landscaping to buffer the house or structure from the street.

D. Rear Setbacks: The rear setback to any part of a home or other structure which does not back up to an arterial street shall be 15 feet as measured from the property line. A non-structural architectural feature such as a fireplace, bay window, pop-out, or patio cover may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

E. Setbacks for a House or Other Structure Which Abuts an Arterial Street: Notwithstanding subsections A - D above, the following setback requirements shall apply to a house or other structure which abuts an arterial street.

1. The rear setback to a single-story house or other structure which abuts an arterial street in the rear shall be not less than 20 feet as measured from the right-of-way.

2. The rear setback to a multi-story house or other structure which abuts an arterial street in the rear shall be not less than 25 feet as measured from the property line. If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the right-of-way.
3. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows: (a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20 feet for one and 25 feet for the other; or (b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25 feet for one and 30 feet for the other; or (c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and (d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent houses or structures may have the same rear setback.

4. A non-structural element such as a fireplace, bay window, pop out, or patio cover, may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10 feet from the rear property line for single-story house or structure, or 15 feet from the rear property line for a multi-story house or structure.

5. If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall be not less than 15 feet. The narrowest part of the tract must be 10 feet or greater in width. Not less than 50 percent of the landscape tract, as measured along the linear boundary between the tract and the adjacent lots, must be 15 feet in width or greater.

6. If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet. For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8 feet and 5 feet, then the 8 foot setback shall be increased to 13 feet and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5 feet.

F. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

G. Staggered Perimeter Wall: The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

H. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

I. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.

J. Percentage of Lot Sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet, the following requirements apply to the entire Residential Development Project.

1. The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in Table 1 shall not exceed 30 percent in any one of such Lot Categories.

2. The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories E, F, and G in Table 1 shall be not be less than 30 percent in these three Lot Categories combined.
3. If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table I combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table I combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

K. Housing Product Variation: Houses constructed on lots in each Lot Category in Table I shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

L. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space. For purposes of meeting this requirement, open space shall include the following:

1. A storm water retention area;
2. A tract, other than a private street, which is owned and maintained by a homeowners association;
3. A power line corridor if the corridor is improved and maintained by a homeowners association;
4. A lake;
5. A golf course;
6. A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
7. Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

Additional Design List Implementation

To achieve the proposed lot size mix and density, the Waddell PAD is required to achieve points from Design Lists B, C, and D. The following identifies those items that are currently included in the overall community plan or can be agreed to at this time. Additional items will be identified in subsequent preliminary plat submittals to meet the point requirement of 106. This approach is necessary to maintain the flexibility required at the architectural and neighborhood design phases of the project.

Design List B - Selected Items

A. For each 40 Gross Acres included in a Residential Development Project, provide at least three cul-de-sacs (or other street feature such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc. (1 Pt.)

B. Option One: Design all corner lots so that the minimum width of each corner lot is at least 10 feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1; or

Option Two: On all corner lots, construct an 8 foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts.)

F. Design and construct storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)
Concept Development Plan

G. Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts.)

H. Along arterial streets, provide at least 600 ft. of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association. (3 Pts.)

I. Design and construct some or all of the following in any combination.

1. Provide a minimum six feet of separation between the curb and the sidewalk on all arterial and collector streets, and install a 6 foot wide sidewalk; (2 Pts.)

2. Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association; (2 Pts.)

3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25 feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

4. In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Points shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2, and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.

J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

L. Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30 feet wide and shall contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts. per access tract, maximum 6 points)
N. Design and construct paths and trails, separate from roadways, which connect all open space and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development. (6 Pts.)

O. Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings. (2 Pts.)

Q. On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself. (6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)

R. Throughout a Residential Development Project, utilize neo-traditional planning concepts, such as detached garages, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood, and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks. (1-8 Pts.)

Design List C - Selected Items

For houses constructed within a Residential Development Project:

A. Prohibit the same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from an arterial street. (2 Pts.)

B. Utilize floor plans which de-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc. (1 Pt. for each floor plan, maximum 5 Pts.)

C. Utilize a minimum of three floor plans that incorporate, in at least two elevations, design features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc. (3 Pts.)

D. Install at least three distinct roofing types, including colors, textures, and component shapes, barrel tile and flat concrete tile. (1 Pt.)

F. For all houses on lots backing onto an arterial street, design roof lines so as to avoid a series of roof slopes, visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street. (2 Pts.)

G. Extend all front architectural treatments, including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less. (2 Pts.)

O. Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project. (1-4 Pts.)
Concept Development Plan

Design List D - Selected Items

Within a Residential Development Project, provide the following which are sufficient in size, quantity, and quality to meet the needs of the residents of the Project:

A. Provide a trail system that connects all open space areas within the Residential Development Project and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 persons and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require a homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

B. Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise, and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

C. Construct and convey to a homeowners association active outdoor recreational facilities for adults, such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require the homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

D. Construct and convey to a homeowners association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association. (6 Pts.)

E. Construct and convey to a homeowners association a large open space corridor, with a minimum width of 75 feet, and an average width of 100 feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approved plant list, and must provide view corridors and a trail system. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association. (4 Pts, however, points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 Pts.)
4.7 Infrastructure Plans

The Property is incorporated in the Overall Area Master Plans developed by the City. Planning of all infrastructure will be in accordance with the Overall Area Master Plans.

4.7.1 Circulation Concept - Roadway Systems

The circulation concept for the Waddell PAD supports the overall community concept while contributing to the overall aesthetic. Roadway designs balance the needs of the community from a vehicular circulation perspective, as well as encouraging dual use through the incorporation of curb-separated pathways. This hierarchy of arterial, collector, and local streets maximizes utility while reducing the amount of traffic within the neighborhood fabric.
The primary goal of the circulation system is to encourage non-vehicular travel within the community. Thoughtful land use relationships, pathway system design, and the design of roads to accommodate more than just automobiles contribute to placing an emphasis on pedestrian circulation.

The following text and graphics describe the preliminary roadway design for the Waddell PAD. The initial road section design, classifications, and phasing are identified in the comprehensive traffic analysis for the Property prepared by Kimley-Horn.

Arterial Streets
The Waddell PAD is bounded on all sides by an arterial roadway system, as defined in the City of Surprise General Plan Circulation Element. Reems, Waddell, and Litchfield Roads are classified as major arterials. Bullard and Cactus Roads are minor arterials. The development team proposes R.O.W. dimensions for these roads to match those identified in the General Plan.
Concept Development Plan

Minor Arterial
(Litchfield, Bullard, and Cactus)
Community Boulevard

A key design element in the PAD is the Community Boulevard. This multi-use circulation element is intended to facilitate both vehicular and pedestrian travel through the Property while creating a bold landscape element that unifies the community. Expanded landscape parkways, meandering pathways, dedicated bike lane, and a landscape median will provide a livable street and safe environment for both automobile, bicycle, and pedestrian use.

Collector Streets

The Waddell PAD proposes the Community Boulevard to be primarily a 3-lane facility. Twenty foot lanes in each direction along with a protected left-turn lane will accommodate the anticipated build-out demand. Additional lane width is proposed at high activity areas (arterial intersections, schools, parks, etc.) to facilitate enhanced traffic flow. On-street parking will not be allowed along the Community Boulevard.

The following describes the design criteria for the community boulevard:

- 40 mph design speed
- 30 mph posted speed
- 300' minimum stopping sight distance
- All other geometric features will be as per AASHTO design criteria.
Concept Development Plan

Community Boulevard Segment A

Community Boulevard Segment A with left turn lane

September 13, 2000
Concept Development Plan

Community Boulevard Segment B

* NO ON STREET PARKING

Community Boulevard Segment B with left turn lane

* NO ON STREET PARKING
Concept Development Plan

Connecting to the Community Boulevard is a series of Neighborhood and Residential Collector Streets. The tree-lined streets provide connectivity to the neighborhoods from the larger road system. These roadways connect to the local street system, creating circulation flexibility, and thereby potentially reducing the overall trips on the collector roads.

Neighborhood Collector Road

Residential Collector Road

Collector Streets
Local Streets
The Waddell PAD proposes a local street design that is flexible to accommodate the needs and design attributes of each neighborhood. Key to the creation of livable neighborhoods is the emphasis on the local street design and its contribution to the overall aesthetic. The development team proposes, as an option, a parkway landscape strip with street trees and a curb-separated sidewalk for all local streets. These design elements contribute to the "timelessness" of the neighborhoods. The development team also proposes a variety of pavement widths, each designed to balance accessibility (emergency, etc.) with the reduction of unnecessary paving.

Alternating Street Widths
In an effort to insure that each street is designed to be as efficient as possible, alternative curb-to-curb widths may be identified at the preliminary plat stage. At that time, street widths of 28 - 30 feet may be allowed if City criteria is met.

Street Lights
The developer or homeowners association for the Property shall own and be responsible for the operation and maintenance of all street lights within the project.
Concept Development Plan

4.7.2 Drainage Concept

The Property is required to accommodate offsite drainage originating from north and west of the site. The majority of the offsite drainage (originating north and west of Waddell and Reems Road) will be intercepted by a proposed channel on the west side of Reems Road, north of Waddell Road. This channel will terminate in a detention basin located on the Falcon Dunes golf course, located approximately 2.5 miles south of the property. Other minor offsite flows, originating north of the Property and east of Reems Road, will be conveyed through the Property via open space tracts.

The Property lies within a FEMA FIRM Zone "X", and is defined as follows:

Zone X - "Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one (1) square mile; and areas protected by levees from 100-year flood".

Onsite drainage will be retained in large open space tracts that will double as recreation areas, or within landscape tracts at entries, linear parks along roadway, or for connecting path systems and within pocket paths.

4.7.3 Water Concept

A Water Service and Distribution Concept Plan will be prepared for the Property. New potable water wells will be constructed by the developer and the water transported through a low pressure raw water transmission levee system to a storage tank to be located in a City-provided site adjacent to the South Waste Water Reclamation Plant.

The storage tank and booster pump station will be installed by the developer during the first phase of infrastructure development. Water will be distributed to the site from 16" water lines in Reems, Bullard and Litchfield Roads, a combination of 16" & 12" water lines in Cactus Road, and 12" waterlines in Waddell Road, through a network of water distribution system line.

Water rights conveyance will be addressed in the Pre-Annexation Development Agreement.

4.7.4 Wastewater Concept

A traditional wastewater system will collect the wastewater and convey the majority of wastewater generated on the property to a proposed trunk sewer to be installed in Litchfield Road. Small areas near the south of the Property may connect into an existing 30" trunk sewer located along Cactus Road.

Wastewater will be treated at the existing South Waste Water Reclamation Plant located approximately 0.5 miles southeast of the intersection of Cactus Road and Litchfield Road. This site is large enough to be expanded for the wastewater generation projected for the Property.
4.7.5 Fire Suppression
If automatic sprinkler systems are provided for any or all of the homes within any subdivision plat, street widths may be reduced, cul-de-sac lengths may be lengthened, and fire hydrant spacing may be increased upon the approval of the Fire Department.

4.7.6 Infrastructure Phasing
Generally, it is anticipated that the project will be phased from west to east. Well construction will occur as part of the first phase of development, with additional wells being constructed in accordance with the project phasing. The water storage tank may be built in phases. Major roadways will be constructed adjacent to development as it occurs.

4.7.7 Service Impacts
Public Safety
Prior to preliminary plat approval, the developer shall work closely with the Police Department and Fire Department to determine the public safety needs for each plat.

Impact Analysis
Cost / Revenue. The City will gain sales tax from 30 acres of community and neighborhood commercial. City revenue is 2% of sales. At build-out of the community (anticipated at 2010), the homes will also provide a 10% of valuation tax rate; for each $10 there will be $6.92 for schools, and $1.40 for the City.

Other Agencies and Utilities
Elementary School
The developer intends to donate an elementary / middle school site within the Property (specific location to be agreed upon with the school district). This site will be chosen for its central location and access to the community-wide path system for bikes and pedestrians. The developer will construct specific recreational facilities within the community park, a portion which is intended to be shared with the school.

Federal
Luke Air Force Base Noise Contours - the 1988 (revised 2/97) Luke AFB noise contours have no impact on the land use or design aspects of the Property.

Utilities
Cable - television cable service will be provided by Cox Communications.
Electricity - Arizona Public Service currently provides electricity service to this area.
Natural Gas - gas will be provided by Southwest Gas Company.
Telephone - Qwest will provide telephone service.
Water - water service will be provided by the City of Surprise.
Wastewater - wastewater service will be provided by the City of Surprise.
Heritage at Surprise
(Waddell Property PAD)

PAD Summary
Introduction

Karrin Kunasek Taylor
Representing DMB Waddell LLC, Developer

Development Team:

- Charley Freericks, DMB
- Mark Ward, DMB
- Irene Carroll, Effstructure Residential
- Ron Krater, EDAW, Inc.
- Dana Belknap, Gallagher & Kennedy
- Gregg Hanks, Fennemore Craig
- Maggie Gallogly, Fennemore Craig
- Gordon Wark, Wood Patel & Associates
- Jim Renshaw, Kimley-Horn
- Kathleen Donahoe, Neighbor Consultant
DMB Experience

- DC Ranch in north Scottsdale
- Power Ranch in Gilbert
- Forest Highlands in Flagstaff
- Superstition Springs, Master-planned community
- Ladera Ranch, Orange County, California
- Centerpoint in downtown Tempe

DMB intends to bring this same level of commitment to quality to the City of Surprise.
DMB Experience
Regional Context

- Rezone approximately 794 acres from Rural 43 to PAD.

- Amend the General Plan from High Density Residential to Typical Neighborhood.

- Annex the entire 960-acre property into the corporate limits of the City of Surprise.

- Existing Zoning
  - Maricopa County Rural 43

Regional Location Map

Heritage at Surprise
Project Context

- Existing Surrounding Land Uses
  - North:
    Ashton Ranch / Residential
    Undeveloped
  - South:
    Undeveloped
  - East:
    Undeveloped
  - West:
    Undeveloped

- This tract of land is bound by the north and the south to the municipal boundaries of the City of Surprise.
Conformance with the Surprise General Plan

Existing General Plan

Proposed General Plan Amendment
Conformance with the Surprise General Plan

- The proposed rezoning is consistent with the Land Use Map of the Surprise General Plan as well as several policies of the General Plan.

- The Property is currently designated as Rural-43.

- Heritage at Surprise will meet numerous policy objectives of the General Plan.

- DMB’s commitment to design excellence.
Proposed Use

- Community Facilities
  - 20-acre recreation/education complex
  - Includes a K-8 school and community park
Proposed Use

- A Master Planned Community building on local heritage and historical values

- Residential
  - Strong identity and vision
  - Integrate residential neighborhoods with commercial uses

- Commercial
  - Provide uses to meet the needs of the community

- Open Space / Recreation
  - Extensive linear park and pathway network
Proposed Use

- Conformance with Residential Design Guidelines
- Commitment to Design Option
The new DMB community in the City of Surprise will create a distinctive living environment that nurtures the spirit of its residents through comprehensive community, village, and neighborhood design; building on local heritage and historical values, while providing access to a variety of residential, educational, recreational, leisure, and retail opportunities.
Vision Objectives

- Community that provides a superior living environment within the City of Surprise
- A place of distinctive, vital neighborhoods
- An environmentally responsible community
- A community for the next millennium
Land Use Plan

- Points of Plan
  - Parks and Open Space
  - Diverse Residential Neighborhoods
  - School
  - Community Boulevard
  - Commercial
Open Space

- Points of Plan
  - Hierarchy of Open Space
  - Multi-use Parks
  - Community Park / School
  - Village Club
  - Village Parks
  - Neighborhood Parks
  - Linear Parks
  - Pathways and Trails
  - 136.9 Acres (17% of total)

Open Space Plan

Heritage at Surprise
Open Space

Heritage at Surprise
**Landscape Theme**

**Community Boulevard**
- Natualized landscape character with informal groves of canopy trees. Complementary native and ornamental shrubs and groundcover are grouped together for spatial and visual unity. Desert ornamentals create effect with color and foliage texture.

**Village Park**
- Naturalized planting area with a central park and areas of surf/retention basins. Planting along the park boundary utilizes large shade trees and decorative shrubs and groundcover.

**Neighborhood Collector**
- Neighborhood theme tree and complementary shrubs are planted in staggered rows along the roadway. Desert ornamentals provide contrast in texture and color.

**Secondary Linear Park**
- Desert landscape character with clusters of native desert trees and shrubs. Desert accent planting provides contrasting foliage texture and color.

**Minor Arterial**
- Agrarian character of the community is accentuated by linear planting of tall columnar trees with complementing dense foliage shrubs and accent planting.

**Major Arterial**
- Desert landscape character with clusters planting of native desert trees and shrubs. Desert accent planting provides contrasting foliage texture and color.

**Mass Grove Planting**
- A mass grove planting of the neighborhood theme tree contrasts with the desert planting where the secondary linear park intersects the Major Arterial.

**Secondary Linear Park**
- Planting along the secondary linear park creates a unique identity for this community. Canopy trees with distinct foliage texture or growth habit are specific to this space.

**Residential Collector**
- Linear planting of canopy trees, suggestive of the agricultural tradition of the Region. Medium to low shrubs link with accent turf areas.

**Primary Linear Park**
- Naturalized planting areas integrate with agrarian areas of the community and ties together with neighborhood parks through the continuity of mass grove planting. Linear planting lines derived from the grove spatially orient activity to the continuous linear space running through the community. turf is provided in large open areas to promote active recreation.

**Neighborhood Park**
- Naturalized planting in the park is distinguished by individual theme grove planting pertaining to each neighborhood. Informal grove planting of canopy trees is interpreted with native and ornamental shrubs and accent planting. Turf is provided in large open areas to promote active recreation.

**Heritage at Surprise**

**Landscape Framework**
Landscape Theme - Streetscapes

SECTION THROUGH COMMUNITY BOULEVARD

SECTION THROUGH COMMUNITY BOULEVARD - TYPICAL

SECTION THROUGH COMMUNITY BOULEVARD - ENTRY POINTS

TYPICAL SECTION THROUGH MAJOR ARTERIAL

Heritage at Surprise
On-Site Circulation

- Hierarchy of Circulation
- Safety, Security, Efficiency
- Parallel pathway system
- Dual-Use

Vehicular Circulation
On-Site Circulation

- Multi-use Trail System
- Hierarchy of Trails
- Dedicated path and linear park system
Paths and Trails
Neighborhood Design

- Variations in architectural styles
- Front yard setbacks
- Alternating street widths and landscaping

Heritage at Surprise
Neighborhood Design

Streetscene

Corner Lot Design

Street Design

Garage Placement

Heritage at Surprise
Building Design - Residential

- Diversity
- Authenticity
- Details
- Massing
- Address/Street
Building Design - Residential

Cottage Style

Craftsman Style
Building Design - Residential

Farmhouse Style

Monterrey Style

Heritage at Surprise DMB
Building Design - Residential

Prairie Style

Ranch Style
Building Design - Residential

Traditional Style

Spanish Colonial Style
Building Design - Commercial

- People Spaces
- Courtyards
- Landscaping
- Street Edges

Commercial Concepts
Marley Park
Design / Development Team:

Community Developer:

DMB Associates, Inc.
Scottsdale, AZ

Community Planner, Master Architect:

JBZ Architecture + Planning
Newport Beach, CA

Landscape Architect:

EDAW, Inc.
Tempe, AZ

Civil Engineer:

Wood Patel + Associates
Phoenix, AZ
Introduction
The Marley Park Vision and Phase One Development

The goal of the Marley Park development team is to create a great place for people to live. This booklet summarizes the design concepts that will enable the realization of this goal.

Marley Park, with its emphasis on diversity of architectural home types, will attract a variety of residents from single professionals and families to retirees, creating a vibrant community fabric. In addition to this rich diversity, Marley Park is a highly amenitized community offering open space, educational and public facilities, retail, neighborhoods, and circulation patterns not often found in many standard master-planned communities. With each of these elements thoughtfully integrated, Marley Park will establish itself as a leader in community design.
The Context

Marley Park
Historical Context

The City of Surprise has a rich agricultural history and continues to be an integral part of the Valley's growth and success. The Marley Park community plan and character are drawn from the early agricultural towns of the region and are deeply connected to historical patterns of development. These early town patterns were more formal and emphasized strong organization around community facilities and open spaces. Parks, open spaces, churches, schools, and retail establishments were located to provide easy access to local residents and accentuate important community focal points in the built environment.

The City Context

"Live, Work and Play in Surprise, AZ." is the theme of the City of Surprise General Plan 2020. The City's commitment to controlled growth, abundant recreational facilities and nearby employment centers makes Surprise one of the most livable cities in the Phoenix area. The real estate market in this area is maturing and becoming more sophisticated. The Marley Park Design/Development team believes this sophistication provides a need for first time move-up homes with increased expectations of quality and demanding a higher level of design driven decisions. These aspirations can also be seen in the efforts of the City to extend their public amenities.

Surprise offers something for everyone. The City has established itself as a family-oriented community with safe neighborhoods and a variety of desirable public facilities including the West Valley Art Museum, Surprise Commerce Park, Surprise Towne Center, Surprise Center, Recreational Campus, Paradise Educational Center, as well as many parks and schools. New in the City's repertoire of amenities in 2002 is over 200 acres of first class recreational facilities including the Aquatic Center, a regional serving community park, the Recreational Center at Countryside Elementary and a 23,000 s.f. public library. Scheduled for completion in 2003 are 143 acres of multi-purpose athletic facilities including the 10,500-seat Surprise Stadium, the future spring training site for Major League Baseball's Texas Rangers and Kansas City Royals. Marley Park's location is convenient to all these amenities including easy access to downtown Surprise and the Surprise Center.

LEGEND

1. West Valley Art Museum
2. City Hall
3. Bicentennial Park
4. Gaines Park, Community Initiatives,
   Parks and Rec, Villanueva Center
   City Court
5. Surprise Commerce Park
6. Dysart Elementary Park
7. Surprise Towne Center
8. West Point Elementary
9. Surprise Center
   Aquatic Center
   Public Library
10. Recreational Campus
   Surprise Stadium
11. Kingswood Elementary
12. Paradise Educational Center
13. Countryside Elementary
The Vision

Marley Park
The Vision

Home...

Neighborhood...

Community.

Marley Park
The Village concept is developed through a blending of proven historic principles for neighborhood planning. A series of compact, well organized, pedestrian oriented neighborhoods are linked together through a comprehensive system of open space and trails. With each neighborhood having a diversity of homes and open spaces, Marley Park is envisioned to be a community of distinct places that encourage citizenship, friendliness and helpfulness among its residents.
The Residents' Club offers opportunities for social gathering and club meeting rooms (Mothers of Marley Park, Garden Club, Walking Club, etc.), adventure play areas, and multi-use gardens and greens.

Smaller parks establish active open space that is central to each of the residential neighborhoods.
Marley Park is...
LAND USE LEGEND

1. Single Family Residential
2. High Density Residential
3. Commercial
4. Residential Club
5. School / Recreation
6. Village Park
7. Neighborhood Park
8. Primary Linear Park
9. Secondary Linear Park
10. Employment / Mixed Use

District
1. Single Family Residential District
2. Single Family Residential District
3. High Density Residential District
4. Single Family Residential District
5. Single Family Residential District
6. Single Family Residential District
7. High Density Residential District
8. Single Family Residential District
9. High Density Residential District
10. Subtotal

Residential
Open Space
Roadways
School
Commercial
Employment / Mixed Use
Acres
Density
Units

1. 74.1 9.8 8.7 10.0
2. 122.4 9.8 10.2
3. 27.4 36.2 7.9
4. 84.5 14.9 14.0
5. 87.9 14.4 13.9
6. 137.1 10.8 11.9
7. 20.4 21.6 4.7
8. 53.5 3.7 2.2
9. 22.2 14.5 73.5 10.0
10. 629.7 145.2 57.2

11. High Density Residential District
12. Subtotal

13. 6.6 15.0
14. 15.0
15. 57.2

Note:
1. Land use plan based on approved Waddell Property PAD
2. Statistical summaries from Marley Park PAD (formerly Waddell Property PAD)

Marley Park
Land Uses

Diversity is the theme of land use planning at Marley Park. A range of residential uses, from high to low densities, is supplemented by commercial, retail, open space/recreation, community facilities, schools, employment and mixed uses. Home types were developed simultaneously with the design of the Community, giving Marley Park strength of design and promising a quality streetscape unmatched in the area today.

Additional uses such as daycares, schools, public facilities, parks and places of worship are proposed as an integral part of the overall community fabric. These uses contribute invaluably to the viability of a successful community structure. For these reasons, Marley Park PAD proposes a Community Facility Use Overlay that allows for these uses to exist within any of the permitted land use areas. Specific design criteria and standards will be applied to the subsequent planning and future development phases.

Note:
1. Community Land Use Plan is preliminary and subject to revisions and/or modifications.
Open Space Network

Open space in Marley Park is used as a fundamental formative component. Road vias terminate on open space; parks act as central organizing features for neighborhoods, and various open space elements create a sense of place throughout the community. The linear parks complement the circulation system and facilitate access to the other parks in the open system. There are four distinct scales of open space in Marley Park: Community Parks, Village Parks, Neighborhood Parks, and Linear Parks.

OPEN SPACE LEGEND

- Community Park
- Village Park
- Neighborhood Park
- Linear Park
- Entry Monument
- Resident Club
- Recreation

Marley Park
Open Space / Landscape Network

Marley Park represents the revival of traditional planning principles that focus on neighborhoods knit together with parks and trails to form a livable walkable community. At the heart of this community is the Village Core, an integrated system of the Residents' Club, the school, active and passive play areas that forms the focus for community interaction. Drawing on the agrarian use of the site and its surroundings, the landscape concept for Marley Park seeks to preserve the feel and character of traditional agrarian landscapes. This includes emphasizing bold swaths of plantings that provide shade and create cool inviting spaces.

The compact development of homes, streets and parks are complemented with lush planting and turf within the development. Bold planting and sweeping trails characterize the primary boulevards that link the neighborhoods within Marley Park. Native desert landscapes are maintained on the streetscapes surrounding the development. The landscape structure in principles for the individual neighborhoods, parks and streetscapes aim to create a 'sense of place' and an identity that complements the classic detailing of the architecture.
Marley Park is divided into five phases based upon market timing and land availability. Within the master planned community boundary, the five phases are organized into two villages, east and west. The majority of the information and work designed for this Builder Information Book deals with Phase One within the West Village.
Community Design

Marley Park
Community Design

Community Definition

A community is a habitat in which people live. Ideally, a community contains all the necessary components for daily life, areas to live, work, play, learn and shop. A community is built from a series of human scaled neighborhoods.

Community Structure

The living components of a community must be properly linked together in patterns that allow people to easily move about and interact. By providing clear and effective design solutions that reflect the variety of scale in the community, patterns can be established that work well together. Whether circulation patterns, open space patterns, land use or landscapes, all have been designed to respect this hierarchy of community scales.

Community Level

The regional serving roads of Waddell, Cactus, Reems and Litchfield establish the boundaries of the Community of Marley Park. At this scale, design solutions focus on regional issues. Streets are wide and meant to efficiently accommodate large volumes of traffic and define community edges. Parks are of community scale with equipment for organized play and schools are designed for local populations.

Marley Park
Community Design

Community Elements

The elements of community must be properly organized, programmed, and linked together to provide a comprehensive environment that meets the needs of its residents today and into the future. Carefully balancing the uses of a community's resources provides many options for residents.

The following are the primary community elements for Marley Park:

Structure
The structure of Marley Park can be understood at a variety of levels. The concepts of Community, Village and Neighborhood are a convenient means of establishing design solutions appropriate to human scale.

Open Space Network
The fundamental design principle of Marley Park is the formative nature of open space. Particular care has been given to the termination of road vistas on these open spaces. As part of this network, parks are used to provide a sense of arrival to your destination, as well as giving each neighborhood a central focus. These range in uses, from active to passive, and four distinct scales characterizing each type of open space in Marley Park: Community Parks, Village Parks, Neighborhood Parks, and Linear Parks.

Land Use
Diversity is the theme of land use planning at Marley Park. A range of residential types and densities is supplemented by commercial, retail, open space/recreation, community facilities, schools, and employment/mixed uses.

Circulation
The major circulation element of Marley Park is the street. The streets have been designed to provide a variety of character. Street widths depend upon uses and traffic volumes and range from regional arterials to local neighborhood streets. With the objective to create an environmentally responsive and sustainable community, encouraging a variety of transportation options along these corridors is important. To accomplish this objective, curb-separated sidewalks have been set parallel to all of Marley Park's streets. These sidewalks are sized to allow pedestrians to walk side by side and are separated from the road by a landscaped parkway large enough to provide a sense of safety from traffic.

Village Core Facilities
Proposed in the Phase One Village core, adjacent to the elementary school, are a variety of great facilities for the residents including a community park, recreational center, swim complex, and Residents' Club. These facilities are purposefully located less than a ten-minute walk from any neighborhood within the village.

Great "place making" can only occur when a strong commitment between developer, builders, and design professionals is cultivated.

Typical Street

Marley Park
Neighborhood Design

Marley Park
Neighborhood Design

Neighborhood Elements

The key neighborhood design elements are:

The Parks

The identity of the neighborhood is established by the neighborhood park. Each differs in use from active playground facilities to passive picnicking and seating areas. Parks range in size from 1/2 acre to 1 acre. The park is the central organizing element of the neighborhood.

Image Defining Edges

The neighborhood’s image defining edges occur along important streets such as Sweetwater Boulevard, neighborhood collector streets, neighborhood entries, and parks. Defining edges are created through walls, entries, landscaping, and unique characteristics of home types.

Neighborhood Street

Local level streets are neighborhood serving and have many components: on-street parking, generous parkways, curb-separated sidewalks, street trees, and tapered intersections. They work together making an environment that controls traffic speed through careful design while providing a safe realm for pedestrians and establishing a strong relationship between the home and the street. Streets designed for both cars and people (on equal terms) is a high priority at Marley Park.

The House

The homes of Marley Park reference historic design and a legacy built over time. The styles have been chosen based upon regional influences and appropriate materials. These styles, when seen collectively, will produce a collection of neighborhoods that are both familiar and unique. The home design will be discussed in detail in the Architecture Design Criteria section.
Neighborhood 1 (Parcel 4)

Waddell Road

LEGEND
1. Parallel Visitor Parking
2. 4’ Pedestrian Walk
3. Neighborhood Park
4. Green Court
5. Rear Loaded Home
6. Local Street
7. Rear Drive
8. Traffic Calming
9. Street Loaded Home
10. Pedestrian Access/Open Space
11. Image Defining Edge

• Focal Lots

NEIGHBORHOOD PARK
(1.2 AC)

a. Swimming Pool and Kid Pool
b. Bath House/Restroom
c. Shade Structure
d. Sun Deck
e. Picnic/BBQ
f. Small Tot Lot
g. Bike Rack
h. Drinking Fountain
i. Pedestrian Lighting

NOTE: Proposed park program, ultimate program may vary

Marley Park
Community Design

Community Definition

A community is a habitat in which people live. Ideally, a community contains all the necessary components for daily life, areas to live, work, play, learn and shop. A community is built from a series of human scaled neighborhoods.

Community Structure

The living components of a community must be properly linked together in patterns that allow people to easily move about and interact. By providing clear and effective design solutions that reflect the variety of scale in the community, patterns can be established that work well together. Whether circulation patterns, open space patterns, land use or landscapes, all have been designed to respect this hierarchy of community scales.

Community Level

The regional serving roads of Waddell, Cactus, Reems and Litchfield establish the boundaries of the Community of Marley Park. At this scale, design solutions focus on regional issues. Streets are wide and meant to efficiently accommodate large volumes of traffic and define community edges. Parks are of community scale with equipment for organized play and schools are designed for local populations.
Community Design

Village Level

The Community of Marley Park is bisected by the regional serving arterial roadway, Bullard Avenue. The speed and volume of traffic on this road creates a physical barrier creating two distinct parts of the Community. This division leads to the concept of the Community organized into two distinct Villages, each with a central core, referred to simply as the Future Village and the Phase One Village of Marley Park.

Neighborhood Level

Each Village is collectively composed of a series of small residential Neighborhoods. A Neighborhood is the smallest of the three organizing scales of Marley Park and contains a variety of home sizes and styles grouped into small builder parcels and organized around a central neighborhood park. All homes in a neighborhood are less than a three-minute walk from a park. Homes that front a park or other community edges have enhanced architectural details, emphasizing their important location in the local context. Neighborhoods will be discussed in greater detail in the Neighborhood Design section.
Community Design

Community Elements

The elements of community must be properly organized, programmed, and linked together to provide a comprehensive environment that meets the needs of its residents today and into the future. Carefully balancing the uses of a community's resources provides many options for residents.

The following are the primary community elements for Marley Park:

Structure
The structure of Marley Park can be understood at a variety of levels. The concepts of Community, Village and Neighborhood are a convenient means of establishing design solutions appropriate to human scale.

Open Space Network
The fundamental design principle of Marley Park is the formative nature of open space. Particular care has been given to the termination of road vistas on these open spaces. As part of this network, parks are used to provide a sense of arrival to your destination, as well as giving each neighborhood a central focus. These range in uses, from active to passive, and four distinct scales characterizing each type of open space in Marley Park: Community Parks, Village Parks, Neighborhood Parks, and Linear Parks.

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Great "place making" can only occur when a strong commitment between developer, builders, and design professionals is cultivated.

Marley Park

Typical Street
Neighborhood Design

Marley Park
Neighborhood Design

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Marley Park
The Neighborhoods

The first phase of Marley Park is comprised of six neighborhoods. Each neighborhood is intended to have a diverse mix of product types, landscape and architectural styles, while sharing certain organizational elements like neighborhood parks, street design, and linkages to the community.

The diagram below depicts the locations of the six neighborhoods within Phase One of Marley Park. Each neighborhood is centered around a neighborhood park and the boundaries (sometimes loosely) are defined by roads, open space, and/or community elements. The following pages summarize key elements of each of these neighborhoods.

Marley Park
Neighborhood 1 (Parcel 4)

Waddell Road

LEGEND
1. Parallel Visitor Parking
2. 4' Pedestrian Walk
3. Neighborhood Park
4. Green Court
5. Rear Loaded Home
6. Local Street
7. Rear Drive
8. Traffic Calming
9. Street Loaded Home
10. Pedestrian Access/Open Space
11. Image Defining Edge

- Focal Lois

NEIGHBORHOOD PARK
(1.2 AC)

a. Swimming Pool and Kid Pool
b. Bath House/Restroom
c. Shade Structure
d. Sun Deck
e. Picnic/BBQ
f. Small Tot Lot
g. Bike Rack
h. Drinking Fountain
i. Pedestrian Lighting

NOTE: Proposed park program, ultimate program may vary

Neighborhood 1 Plan

Marley Park
Neighborhood 2 (Parcel 2)

LEGEND
1. Parallel Visitor Parking
2. 4' Pedestrian Walk
3. Rear Drive
4. Local Street
5. Pedestrian Access/Open Space
6. Roundabout
7. Street Loaded Home
8. Neighborhood Park
9. Rear Loaded Home
10. Retail Park
11. Neighborhood Park
12. Image Defining Edges

• Focal Lots

VILLAGE PARK (.66 AC.)
a. Formal Gathering Space w/Gazebo
b. Picnic Sites w/BBQ
c. Formal Lawn Area
d. Community Garden
e. Small Tot Lot
f. Drinking Fountain

NEIGHBORHOOD PARK (.5 AC.)
a. Formal Lawn Area
b. Gazebo
c. Benches
d. Shade
e. Pedestrian Circulation
f. Passive Play
g. Small Tot Lot
h. Community Floral Garden
i. Connection Point to Linear Park

RETAIL PARK (.80 AC.)
a. Major Detention Space
b. Focal Point Feature
c. Major Pedestrian Circulation
d. Shade
e. Formal Turf Area
f. Seating
g. Formal Plaza Area/Open Air Amphitheater
h. Gazebo
i. Bike Rack
j. Picnic/Lunch Area
k. Drinking Fountain

NOTE: Proposed park program, ultimate program may vary

Marley Park
Neighborhood Design

Neighborhood 3 (Parcel 1)

LEGEND
1. Parallel Visitor Parking
2. 4' Pedestrian Walk
3. Green Court
4. Rear Drive
5. Local Street
6. Pedestrian Access/Open Space
7. Traffic Calming
8. Street Loaded Home
9. Shared Model Neighborhood Park
10. Rear Loaded Home
11. Image Defining Edge
12. Neighborhood Park

• Focal Lots

NEIGHBORHOOD PARK
(.6 AC.)
   a. Tot Lot
   b. Formal Lawn Area
   c. Gazebo
   d. Picnic Sites w/BBQ
   e. Basketball Half Court (not lighted)
   f. Drinking Fountain

SHARED MODEL
NEIGHBORHOOD PARK
(1.03 AC.)
   a. Large Gazebo/Stage Area
   b. Natural Amphitheater/Lawn Area
   c. Fireplace w/Formal Gathering Area
   d. Shade
   e. Tot Lot Area
   f. Drinking Fountain
   g. Low Level Pedestrian Lighting

NOTE: Proposed park program, ultimate program may vary

Marley Park
Neighborhood 6 (Parcel 3)

LEGEND
1. Parallel Visitor Parking
2. 4’ Pedestrian Walk
3. Green Court
4. Rear Drive
5. Local Street
6. Pedestrian Access/Open Space
7. Traffic Calming
8. Neighborhood Park
9. Rear Loaded Home
10. Image Defining Edge
   • Focal Lots

NEIGHBORHOOD PARK
(.40 AC)
a. Passive Play
b. Shade
c. Benches
d. Picnic Sites w/BBQ
e. Drinking Fountain

NOTE: Proposed park program, ultimate program may vary

Marley Park

Neighborhood 6 Plan
Parks

The Neighborhood Parks are meant to create a feeling of "having arrived" at your neighborhood and are located along or at the termination of the entry drive. The parks are organized at the center of the neighborhood with homes facing the street, resulting in the park being placed under constant surveillance by neighbors. An "eyes on the street" feel will encourage park use making it a safe place for children to play and create another opportunity for social interaction. These formative open space elements create a strong sense of place.

The program within neighborhood parks varies from park to park and includes a great mix of amenities ranging from small pools to gazebos to an open-air amphitheater.
Image Defining Edges

A key element in the community and neighborhood design is the acknowledgement of image defining edges. Decisions related to the location of specific housing types, the design of those homes, landscape treatments, grade relationships, and orientation of home to street were made based on this analysis. Primary goals in dealing with these edges include the elimination of privacy walls along collector roads and parks, creation of a "positive" architectural image along these edges, and creating architectural enhancement opportunities.

Neighborhoods have two kinds of image defining edges - external and internal. External image defining edges are the seams between neighborhoods and most commonly occur at either the Sweetwater Avenue, Neighborhood Collectors, and arterials but could also adjoin a community, village or linear park. Internal image defining edges occur primarily at neighborhood parks and along neighborhood entry drives.

Both internal and external neighborhood edges require special attention to detail of the homes at those locations. Special architectural considerations reinforce the importance of these homes and, by extension, the entire community. Specific guidelines for architectural enhancement on image defining edges and focal lots follow in the Residential Architecture Criteria section of this document.

LEGEND

- **Community/Residential Collector Edge**
- **Neighborhood Collector Edge**
- **Neighborhood Park Edge**
- **Community Park/ Village Park Edge**
- **Arterial Roadway Edge**
- **Retail Edge**

External Neighborhood Edges

**Marley Park**
Guiding Principles for Image Defining Edges

**Sweetwater Avenue/Residential Collector Edges**
- Critical to establishing positive community character.
- Streetscape defined by architecture.
- Home design emphasizes “living forward” (orientation towards roads).
- Image of street void of perimeter or privacy walls.
- Enhanced architectural design treatments required.

**Neighborhood Collector Edges**
- Increased landscape area between sidewalk and private lot.
- Enhanced rear elevation treatments required.

**Neighborhood Park Edges**
- Orientation of home toward park, “living on the park.”
- Enhanced architectural treatments required for front and side elevations facing the park.
- Front entries, porches, covered terraces, etc., face park.

**Community Park/Village Park Edges**
- Front, side and rear elevations orient toward park.
- Enhanced elevation treatments required.

**Arterial Roadway Edges**
- Additional lot depth to mitigate roadway orientation.
- Rear elevations of homes face community perimeter wall.
- Enhanced rear elevations (massing) required.
- Minimize two-story elements along these edges.

**Retail Edges**
- Primarily edge along service access to retail.
- Additional lot depth provided.
- Residential pads raised higher than adjacent retail sites.

Image along Community Boulevard (Sweetwater)

*Marley Park*
The Neighborhood Street

Neighborhood Streets are designed to allow residents easy access to all parts of a neighborhood, while restricting access to the collectors to specific entry and exit points. In keeping with the traditional nature of the neighborhood design, streets are laid out in a grid-like fashion encouraging linkages to adjacent neighborhoods and community amenities. All streets are designed to have a landscaped parkway with thematic street trees. The curb-separated sidewalk and on-street parking helps to provide the pedestrian with a safe walking environment. Within this system of local streets, every intersection has street tapers that compress the travel lane thus reducing the speed of the vehicle and distance crossed for the pedestrian. In addition, these tapers place the pedestrian within eye contact of a driver, which decreases the chance of conflict due to increased motorist visibility.

This section consists of the following elements:

- Neighborhood Streets
- Rear Drives
- Traffic Calming Devices
- Residential Lot and Taper Criteria
- Pedestrian Circulation

![Typical Marley Park Streetscene](image-url)
Traffic Calming Devices

There is a commitment by the Marley Park Design/Development Team to promote pedestrian circulation within the community. By providing curb-separated sidewalks and strategically placed traffic calming devices, the pedestrian will feel comfortable traveling throughout Marley Park. At intersections, street tapers will compress the travel lane therefore slowing the speed of the cars. Street tapers also create a shorter distance for pedestrians to cross the street providing another level of security. By restricting parking within the taper zone, the pedestrian and the motorist will have greater opportunity for eye contact thus reducing the occurrence of collisions. Traffic circles and knuckles are similar in nature. They constrict or divert traffic from continuing in a straight line and help reduce the speed of the vehicle.

Tapered Intersection

Benefits:

- Balance between automobile and pedestrian uses.
- Enhanced community design by human scale of tree height to road width ratio.
- On street parking increases pedestrian safety by buffering pedestrians from moving traffic.

Tapers provide:

- Shorter pedestrian exposure to street.
- Greater eye contact between pedestrian and driver.
- Smaller curb radius slows traffic.
- Narrowing street width encourages slower traffic.

T-intersection

Benefits:

- Reduces through traffic circulation.
- Park provides visual terminus to street.
- Balance between automobile and pedestrian uses.
- Enhanced community design by human scale of tree height to road width ratio.
- On street parking increases pedestrian safety by buffering pedestrians from moving traffic.

Tapers provide:

- Shorter pedestrian exposure to street.
- Greater eye contact between pedestrian and driver.
- Smaller curb radius slows traffic.
- Narrowing street width encourages slower traffic.
Roundabout

Benefits:

- Reduces through traffic circulation.
- Roundabout provides visual terminus to street.
- Eliminate need for signalized intersection.
- Balance between automobile and pedestrian uses.
- Enhanced community design by human scale of tree height to road width ratio.
- On street parking increases pedestrian safety by buffering pedestrians from moving traffic.

Tapers provide:
- Shorter pedestrian exposure to street.
- Greater eye contact between pedestrian and driver.
- Smaller curb radius slows traffic.
- Narrowing street width encourages slower traffic.

Knuckle Intersection

Benefits:

- Reduces through traffic circulation.
- Balance between automobile and pedestrian uses.
- Enhanced community design by human scale of tree height to road width ratio.
- On street parking increases pedestrian safety by buffering pedestrians from moving traffic.

Tapers provide:
- Shorter pedestrian exposure to street.
- Greater eye contact between pedestrian and driver.
- Smaller curb radius slows traffic.
- Narrowing street width encourages slower traffic.
Pedestrian Circulation

Pedestrian linkage to parks and community facilities throughout the community will be facilitated by curb-separated sidewalks and a grade separation from residential front entries.

Curb-Separated Sidewalks

Local streets have curb-separated sidewalks on both sides, creating continuous street tree planting strips between curb and sidewalk. The minimum parkway width is 6' with a 4' walk.

LEGEND

- 4 Way Stop at Grade Controlled Intersection
- Pedestrian Underpass
- Crosswalk
- Designated Community Trails
- Local Street Curb Separated Sidewalk

N.A.P.

Safe School Route Plan

Marley Park
The House

Arizona has a rich legacy of early agriculturally based towns that has fostered a variety of architectural styles. In these early towns, architectural styles were often imported from the Midwest and East Coast in the form of pattern books from which the builders chose the style and massing of their building. Steeped in the climate of the Arizona desert, styles were then often modified to meet the specific climatic influences. Colors were light and materials were a blend of plaster, stucco, and siding.

The design of early homes in the Phoenix Valley was directly affected by the climate and imported influences of the pattern books from the Midwest and East Coast. Architectural styles including Spanish, Bungalow, Cottage, Territorial Ranch, Monterey, Traditional and Craftsman that are appropriate to the region were developed to address the needs and lifestyles of the residents and support the community theme as a traditional town development. The Marley Park Design/Development Team seeks to embrace that diversity in architectural style and design, which is drawn from a rich context of neighboring town architecture. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept is to blend the chosen traditional architectural styles of early agricultural-based towns with the environmental responsiveness of Marley Park.
Home Types
Home Types

Housing Types

Marley Park’s diverse neighborhoods offer its residents a variety of housing types. An architectural program composed of detached and attached housing ensures a range of choices and a mix of homes within each neighborhood. Residences ranging from green court oriented homes to large lot manors are articulated in traditional architectural styles. North/south oriented lots have been maximized providing the majority of homes in each village with a preferred lot orientation. Parcel sizes range from a minimum of 30 units to a maximum of 75 units.

Home placement within the community has been arranged to define critical image defining edges. These siting decisions of various housing types consider orientation to edge conditions, transitional land use areas, street and pathway types and the heart of the community - the parks.

The following pages reference the location of defined parcels, their appropriate housing type allocation, and a vignette showing a conceptual image of house orientation on a lot as well as its relationship to other homes.

Housing Types and Distribution

Within the overall land use array, residential uses take on an important role in defining unique neighborhoods. Specific goals have been established relating to the layout and distribution of residential uses. While diversity of residential home types is a primary objective, so is the creation of smaller product parcels.

Within the Phase I Master Plan, each product type has been distributed throughout the phase in 25-35 unit increments. These smaller than average parcels allow for each home type within neighborhoods, reduce the perceived scale of the parcel, and allow for a more fine-grained mix of lifestyles, housing types, family types, and demographic. Additionally, it provides for more architectural diversity within neighborhoods.

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<tr>
<td>P5</td>
<td>Large Lot - Manor</td>
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Housing Types and Distribution

Legend:

PRODUCT TYPE

- P - 1A REAR LOAD (20' x 120')
- P - 1D FRONT LOAD (60' x 120')
- P - 2A REAR LOAD (35' x 120')
- P - 2B FRONT LOAD (50' x 120')
- P - 3 (40' x 120')
- P - 4 (70' x 120')
- P - 5 (80' x 150')
- SFA DUPLEX

Phase I Conceptual Land Use Plan

Marley Park
Marley Park
Home Types

Marley Park

Parks as Organizing Element
Landscape Design

Marley Park
Introduction

The landscape at Marley Park reinforces the planning design principles of the project, serving to tie together current development trends with the timeless way of building and craftsmanship that once prevailed in traditional towns. The landscape concept for Marley Park seeks to preserve the feel and character of traditional agrarian landscapes. This traditional agrarian landscape is characterized by the emphasis on bold swaths of plantings that breaks through the native desert landscape to create cool inviting spaces. Broad landscape gestures evoke the romantic themes associated with the classic architecture of Marley Park while the detailing of the landscape components reflect the craftsmanship and care of the past, furthering the distinctiveness of this community.

The landscape structuring principles for the individual neighborhoods, parks and streetscapes aim to create a "sense of place" and an identity that complements the classic detailing of the architecture. The compact development of homes, streets and parks are complemented with lush planting and turf within the development. Bold planting and sweeping trails characterize the primary boulevards that link the neighborhoods within Marley Park. Planting within the community contrasts with the enhanced desert landscapes that define the streetscapes surrounding the development.

Intent

These design guidelines are intended as a framework to guide the landscape development in Marley Park. Rather than serve as a set of rules, the primary purpose of the guidelines is to promote visual harmony and design continuity throughout the development. The guidelines are intended to provide minimum standards in creating neighborhood character as well as to address the implementation process.

Landscape Concept

Marley Park is a cluster of neighborhoods overlooking shaded streets that link recreational open spaces in an interconnected pedestrian oriented network. The emphasis is on a livable, walkable community at the heart of which is the Village Core - an integrated system consisting of the Resident's Club, the school, and active and passive play areas that form the focus for community interaction.

The neighborhoods are distinct and recognizable through unifying landscape themes that contribute to a "sense of place" for its residents. The major streets are distinguished by street planting that lends identity and character, making each drive around Marley Park an enjoyable and memorable experience. The parks form a fitting destination/focal point where the combination of the landscape and hardscape create special places for rest and recreation. Three distinct zones serve to define this community and form the basis for the landscape development.
Marley Park
160 PAD Amendment

Prepared for:
DMB

Prepared by:
jz
<table>
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<tr>
<th>Tab A</th>
<th>Project Narrative</th>
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<td>Architectural Design Themes – Residential</td>
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<td>Circulation System</td>
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<td>Tab J</td>
<td>Existing Site Conditions, Topographic Map and Proposed Utilities and Drainage Patterns</td>
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MARLEY PARK 160
(Formerly referred to as the Waddell 160 Property)
PLANNED AREA DEVELOPMENT
AMENDMENT

PROJECT NARRATIVE

I. Overview

The purpose of this Project Narrative is to provide an overview for an approximately 160-acre site located in the City of Surprise ("Surprise"). The quarter section site (the "Property") is located at the southwest corner of Waddell and Litchfield Roads. The Property is currently owned by The Kemper & Ethel Marley Foundation (the "Owner"). The Property was annexed into Surprise in October 2000 and specifically excepted out of the original Marley Park PAD (formerly referred to as the "Waddell PAD") in order to await the outcome of the City Council’s decision as to the appropriate General Plan land use designation for the Property and subsequent approval of the General Plan by the voters of Surprise. In March of 2001, the voters overwhelmingly approved the updated General Plan for the City. This request is consistent with the voter approved General Plan. The Property is currently zoned R1-43 and this request seeks a rezoning to Planned Area Development ("PAD"). The Owner desires to develop the Property consistent with the 797 acre PAD immediately to the west of the Property approved by the Surprise City Council on October 25, 2000 (the "Marley Park PAD"). This would allow for the Property to be included in the Marley Park PAD, which is envisioned to be a high quality master planned community in Surprise.

II. Developer

DMB Associates, Inc., an Arizona corporation ("DMB"), parent company of the developer, DMB Waddell, LLC, an Arizona limited liability company, is a diversified real estate investment and development firm recognized for its creation of exceptional residential and commercial projects. Since its inception in 1984, DMB has been a major developer and owner of commercial real estate in Arizona, California, Utah, Hawaii, and Scotland. Over the past decade, community development has become a central focus of DMB’s real estate endeavors. DMB has distinguished itself as one of the Nation’s premier master planned community developers by creating successful communities that set the standard for livable environments. Special emphasis is placed on elements such as education, recreation, technology, health and wellness, and governance. Some of its communities include DC Ranch in Scottsdale, Power Ranch in Gilbert, Superstition Springs in Mesa, Forest Highlands in Flagstaff, Ladera Ranch in Orange County, California, Lahontan in Lake Tahoe, California, Black Mountain Ranch in San Diego, California, and Verrado a master planned community in the Town of Buckeye. DMB’s vision is that its communities become "home" in the truest sense of the word and endure as meaningful places for the people that live there. DMB strives to create livable
neighborhoods, not just subdivisions, because it intends for its communities to develop and mature over decades to come. DMB intends to create the highest quality community given the time, place and market which exists for the Property in the City of Surprise.

III. Existing Conditions

A. Neighborhood and General Area Access

Improved access to the Property includes section-line roads, which are paved to provide one traffic lane in each direction. The section-line roads that provide access to the Property are Litchfield Road, a north/south traffic arterial, and Waddell Road, an east/west traffic arterial. Both roads are paved.

The most important access route into the general area is provided by Grand Avenue (U.S. 60) 2.5 miles north and east of the Property. Grand Avenue runs diagonally in a northwest/southeast direction providing access to downtown Phoenix with three lanes of traffic in each direction. It connects downtown Phoenix with Glendale, Peoria, the Sun Cities, Surprise, Wickenburg, and beyond.

Interstate 17 (Black Canyon Freeway) is 14 miles east via Olive Avenue. There is a full interchange available at Olive Avenue and Interstate 17. The proposed Estrella/303 Freeway, currently a two-lane road 1.5 miles west of the Property, extends from Grand Avenue to Interstate 10.

B. General Comments

Arizona Public Service provides electric service to the area and telephone service is provided by US West Communications. The Surprise Fire Department handles fire protection and ambulance service is from Valley View Hospital. The Surprise Police Department provides police protection. The primary medical facilities serving this general area are the Walter O. Boswell Memorial Hospital in Sun City, Del E. Webb in Sun City West, Valley View Hospital, and, to the south, Luke Air Force Base Hospital.

The closest commercial retail facilities to the Property are oriented, for the most part, along Grand Avenue and along Bell Road.

The Property is currently under cultivation. Several structures are located on the site and are utilized in conjunction with the agricultural use. The Property is located within the City of Surprise.

IV. Proposed Project

The concept for the Property is to plan and develop the site in conjunction with the Marley Park PAD, the voter approved Surprise General Plan, and consistent with the DMB philosophy and commitment to create high quality living and working
environments. The project is envisioned to have a strong identity and vision that integrates residential neighborhoods with employment uses together with an amenity package for the community.

In order to create a project that is in keeping with the vision for the City, DMB has reviewed the updated Surprise General Plan and Residential Design Development processes. It is the intention of DMB to meet the goals and objectives of those plans and policies and exceed them where possible. To that end, the project will include residential densities consistent with the Suburban Residential category specified in the approved General Plan. Additionally, appropriate levels of employment opportunities will be provided to meet the needs of the community and the immediate area. Design of the project will encourage a strong sense of neighborhood and community, consistent with DMB philosophy. As noted in the approved General Plan, a variety of mixed uses will be encouraged and incorporated into the plan as appropriate from both a land planning and market perspective.

The Property will also incorporate a community amenity package that may include features such as parks and linkages to the proposed trails and parks on the existing Marley Park PAD with the intent of providing a seamless transition between the two areas. Additionally, it is envisioned that much of this amenity package will be incorporated into a private governance system whereby future residents will maintain the amenities, thereby reducing costs to the City. The project will incorporate Surprise’s standards for on-site infrastructure and utility requirements.

The Conceptual Development Plan submitted as part of this request depicts open space and circulation elements as the primary organizing elements of the land plan for the Property. As illustrated on the Conceptual Development Plan, open space and circulation create linkages between the Property and the existing Marley Park PAD. Open space elements will include a village park, trails and integration with the Marley Park PAD linear park system.

In summary, the goal of DMB is to continue the tradition of envisioning, planning and ultimately creating a residential community that is first class in quality and design and that is on the leading edge of master planned community planning, yet based in the reality of the marketplace. It is equally important to meet the vision and goals of the Surprise community as set forth in the City’s General Plan approved last year by the voters of Surprise.

V. Project Approach

As stated above, the Property was annexed into the City of Surprise in October 2000 together with the original Marley Park PAD property. From a land planning perspective the Property should be developed in conjunction with and consistent with the Marley Park PAD. To that end, DMB is submitting this application to the City to amend the Marley Park PAD, together with an amendment to the existing Marley Park PAD
Development Agreement. Given the desire on the part of DMB and based on experience in other jurisdictions, it has been necessary to utilize a PAD or similar type mechanism in order to customize and create appropriate standards, criteria and regulation under which to operate. The development will comply with the provisions of the approved General Plan as it relates to the Property and no amendments to the General Plan are necessary.

VI. Conforming Changes

Upon the approval of an amendment to the Marley Park PAD, a revised PAD document will be created to incorporate the amendment into the existing Marley Park PAD document. Such revised document will include conforming changes such as using “Residential I” and “Residential II” terminology for the “Single Family Residential” and “High-Density Residential” terminology, respectively, that currently is used in the Marley Park PAD.

VII. Summary

DMB’s goal in integrating the Property into the existing Marley Park PAD is to create an exceptional community that will set a standard of excellence for master planned communities in the West Valley. It is DMB’s continuing commitment to work closely with the City of Surprise and to create a community of which DMB, the City and the surrounding community will be proud.
# Land Use Summary by District 160 PAD

<table>
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<tr>
<th>District</th>
<th>Residential</th>
<th>Open Space</th>
<th>Roadways</th>
<th>School</th>
<th>Commercial</th>
<th>Employment/Mixed Use</th>
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**LAND USE SUMMARY**

DMB

MARLEYPARK

SURPRISE, AZ
ZONING DISTRICTS

Residential I

Permitted uses allowed in the Residential I district include: single-family detached residential; single-family attached residential; schools, village clubs, open space (community, village, neighborhood and linear parks), and roadways.

Residential II

Permitted uses allowed in the Residential II district include: single-family residential, multi-family residential, schools, village clubs, open space (community, neighborhood, village, and linear parks), and roadways.

Employment/Mixed-Use

Permitted uses allowed in the Employment/Mixed-Use District include: permitted uses allowed in the C-1 District (Neighborhood Commercial Zone), C-2 (Community Commercial Zone), C-3 (General Commercial Zone), Light Industrial Zone (I-1), and BP (Business Park Zone). Additional permitted uses include: auditoriums and places of public assembly; veterinary offices, veterinary clinics and hospitals; convenience services and restaurants including drive-through uses; and open space, and parks. The Land Use Plan contains one district designated as Employment/Mixed-Use.
4.4 Architectural Design Theme

4.4.1 Residential

The residential architectural intent for the Waddell PAD is to emphasize diversity of styles, floor plans, garage placement, materials, and color. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept is to blend the traditional architectural styles of early agricultural-based towns with environmental responsiveness. Ultimately, the styles and materials will reflect the cultural and climatic influences of the region. In addition to compliance with the City’s Residential Design Guidelines, as set forth in the PAD, the developer will establish a Design Review Committee for the project. This Design Review Committee must approve all final designs, materials, and colors.

The Design Review Committee will be enabled through a comprehensive private governance structure to be established by the developer and embodied in Covenants, Conditions and Restrictions (CC&Rs) recorded against the Property.

General elements for residential architectural design are:

- Styles of architecture that are compatible, yet vary enough to create interest and diversity
- Focus on traditional, more timeless styles of architecture
- Interpretation of styles should be authentic to the extent feasible
- Create a dynamic streetscape through variation in floor plan and elevation plotting
- Articulated building massing
- Emphasis on front elevations that relate strongly to the street and contribute to the livability of that realm
- Design of homes specifically for corner conditions
- Emphasize alternative garage configurations
- Materials and colors shall reinforce the overall design themes
- Emphasis on diversity of home types, styles, materials, and colors within each neighborhood
It is not anticipated that one dominant architectural style will be implemented in this community. Rather, a select list of styles will be developed that are appropriate to the region, addresses the needs and lifestyles of the residents, and support the community theme as a traditional town development. Historically, many styles have been built in the region over the last century. The Property's development team seeks to embrace that diversity in architectural style and design.

Potential styles include:

- Spanish Colonial
- Territorial
- Bungalow
- Craftsman
- Cottage
- American Farmhouse
- Monterey Revival
- Ranch
- Prairie
- Santa Fe
- Traditional

The development of more detailed residential design guidelines or builder criteria will identify which of the above styles shall be 1) primary, 2) secondary or, 3) tertiary architectural styles for the residential planning areas. Upon designation of these styles, guidelines will be implemented to ensure a diversity of styles within the neighborhoods.

The following images describe potential design concepts for the anticipated styles. These sketches are intended to show variety in architectural elements such as building massing, roof form, articulation, materials, and details.
Concept Development Plan

Craftsman Style

Farmhouse Style

Architectural Themes
Concept Development Plan

Cottage Style

Prairie Style

Architectural Themes

Marley Park
City of Surprise, Arizona
4.2.3 Employment / Mixed-Use

The Waddell PAD proposes an Employment / Mixed-Use land use area at the Easternmost portion of the Property. The site of this area is comprised of 57.2 acres bounded by Litchfield Road to the east and Waddell Road to the north.

The purpose of the Employment / Mixed-Use area is to provide the community and surrounding development a variety of employment opportunities and services. The proposed land uses include, but are not limited to: professional offices, retail sales, entertainment, and health clubs.

The goal of the Employment / Mixed-Use district is to assure these land uses are strongly integrated into the community fabric, linking the residential neighborhoods to non-residential services.

4.2.4 Open Space/Recreation

Comprehensive open space planning is critical to the success of the development of the Property and perhaps the single-most defining element of the Waddell PAD. The proposed system of open space and recreational uses are linked together through an extensive linear park and pathway network providing residents with access to the community amenities.

A hierarchical system of open space elements is intended to provide a variety of recreational opportunities. Community, village and neighborhood levels of open space, each programmed to be complimentary to the overall system, will be within easy walking distance of each of the homes.

Large multi-use parks will provide the active use open space required for residents. Medium-sized village parks will provide passive recreation, and smaller neighborhood parks allow for social gathering and open play for the nearby residents. Each park will also play a dual role of storm water drainage and retention.

Each of the neighborhoods will be connected by a comprehensive system of linear open space and pathways. While providing linkages, this open space also provides passive and active use amenities at specific locations.

The minimum amount of open space proposed for the Waddell PAD is approximately 145.2 acres (13% of the total area), exclusive of the school site.
RESIDENTIAL COLLECTOR
Linear planting of canopy tree, suggestive of the agriculture tradition of the region. Medium to low shrubs link with accent turf areas.

MAJOR ARTERIAL
Desert landscape character with cluster planting of native desert trees and shrubs. Desert accent planting provides contrasting foliage texture and color.

EMPLOYMENT ZONE
Planting in the Employment Zone will include large trees with distinct growth habits and foliage texture to provide shade and an identity specific to this zone.

MASS GROVE PLANTING
A mass grove planting of the neighborhood theme tree contrasts with the desert planting where the secondary linear park intersects the Major Arterial.

SECONDARY LINEAR PARK
Planting along the secondary linear park creates a unique identity for this continuous greenway in the community. Large canopy trees as well as tall trees will be planted.

PRIMARY LINEAR PARK
Naturalized planting area integrates with agrarian areas of the community and ties in together with neighborhood park through the continuity of mass grove planting. Linear planting lines derived from grove planting spatially orients activity to the continuous linear space running through the community. Turf is provided in large open areas to promote active recreation and water retention.

VILLAGE PARK
Naturalized planting area with a centralized region of turf/retention basin. Planting along the park boundary utilizes large shade trees and non-native shrubs and groundcover.

CONCEPTUAL LANDSCAPE PLAN
SURPRISE, AZ
2.0 Existing Site Conditions

2.1 Topography
The Waddell Property PAD is situated on agricultural parcels with minimal relief. The slope of the property ranges from 0.9% to 1.7% to the southeast. Variations in topography occur along agricultural berming and irrigation ditches, where present. Refer to Exhibit 14-1 for additional topographic information.

2.2 Vegetation
A majority of the vegetation within the Waddell Property consists of agricultural development, including roses and other flower bushes.

2.3 Major Land Features
No major rock outcroppings are present within the Waddell Property. Intermittent streaming occurs along the agricultural berms. Due to the southeasterly slope of the site, water does not pond within the property, but rather sheet flows across the property, concentrating at the southeastern corners of the property boundary.

2.4 Existing Drainage Patterns
The Waddell Property PAD is impacted by offsite storm runoff, which has historically occurred in the form of sheet flow and has typically concentrated along the perimeter at the southeastern corner of the parcel. Runoff is conveyed downstream within the roadways, along agricultural berming, and in irrigation ditches, where present. On-going developments near the site typically provide regulatory retention volume (100 year-1 hour), thus continuing to reduce downstream peak flows. Although development has taken place near the Waddell Property, the nature of the existing drainage patterns has not been altered, with the exception of some channelization.
TO:  SCOTT PHILLIPS, CITY OF SURPRISE
FROM:  SEAN M. MCCRAW, DMB
SUBJECT:  MARLEY PARK
DATE:  MARCH 26, 2004
CC:  IRENE CARROLL, MARLEY PARK

As we move forward with our Builders at Marley Park, we are working to create an alternative product mix. Currently, we are working with one of our builders on the P2A or 45’ x 120’ lots to develop a z-lot product type. Specifically, we are requesting the use of the SFA Single Family Residential District classification from the Marley Park Amended PAD for this product type.

In order to develop the z-lots, we require the use of five and five side yard setbacks. The SFA classification allows for the use of five and five setbacks. To assist you in your understanding of this request, a typical lot configuration demonstrating this condition is attached.

We are requesting through this letter your written authorization to use the SFA lot classification on the P2A or 45’ x 120’ product. This will allow us to proceed with the next step of development of the new z-lot product type. We represent this proposal to be in compliance with the intent of the Marley Park Amended PAD of September 26, 2002.

If you are in agreement, please acknowledge your confirmation by signing below and returning the original of this letter to us. Should you have any questions, please do not hesitate to contact us directly.

Sean M. McCraw
DMB / Marley Park

APPROVED:

Scott Phillips
City of Surprise
Planning Manager
Date:  4/1/04
MEMORANDUM

VIA HAND DELIVERY

TO: Grant Penland
   City of Surprise

FROM: Shelly McTee, Esq.

DATE: August 28, 2003

SUBJECT: Marley Park, LLC
         Application No. PADA 03-195

Enclosed for your review is the Amended Narrative for Application No. PADA 03-195, Marley Park, Minor Amendment to PAD.

Should you have any questions or need any additional clarification, please do not hesitate to give us a call.

enclosure

cc (via facsimile, w/o enclosure): Mark Ward, DMB Associates, Inc.
                               Ron Krater, JBZ Architects

H:\wpdoc\KKTPC\DMB\WADDELL\correspondence\penland.smm.doc
Marley Park, LLC, an Arizona limited liability company (f/k/a DMB Waddell, LLC) is the master developer of the master planned community known as Marley Park. Marley Park, located south of Waddell Road, west of Litchfield Road, east of Reems Road and north of Cactus Road within the City of Surprise, is comprised of a mixture of diverse residential neighborhoods, commercial and employment uses, open spaces, parks, a school, and an extensive pathway and trail system. The Marley Park Planned Area Development was originally approved by the City of Surprise City Council (the “City Council”) on November 9, 2002 and an amendment was approved by the City Council on September 26, 2002 (as amended, the “Marley Park PAD”).

The purpose of this request is for a minor amendment to the Residential Development Standards table set forth in the Marley Park PAD. Specifically, the request is to modify the side (interior) setbacks for lots within Lot Categories A and B in the Single Family Residential District of the Marley Park PAD to a minimum of five feet (5’) with a minimum building separation of ten feet (10’). This request is only for those single-family lots, which are located west of Bullard Avenue within Marley Park. (A copy of the proposed modified Residential Development Standards table is attached hereto at Tab A.)

A key community design objective for Marley Park is to create residential streets that emphasize a strong sense of neighborliness, timelessness, and quality. Elements designed into the neighborhood plans include curb-separated sidewalks with landscaped parkways, street trees, diversity of home types and styles, variable setbacks, and architectural designs, without an emphasis of the garage on the street scene. The inclusion of rear-loaded single-family homes within the Marley Park master plan is perhaps the boldest shift from the standard neighborhood design. Due to the unconventional nature of this home type, it requires less conventional, more specific design solutions to create a successful neighborhood environment.

The proposed minor amendment to the Marley Park PAD would allow for five foot (5’) side yard setbacks for a total of ten feet (10’) of building separation on rear-loaded single family detached lots that are fifty five feet (55’) wide. This is a modification from the currently approved side yard setbacks and building separation of eight feet (8’) and five foot (5’) for a total building separation of thirteen feet (13’). This amendment would only apply to rear-loaded homes west of Bullard Avenue.
The amendment is appropriate for the following reasons:

1. The design development phase of architectural design for this home type has identified the need for a minimum home width of forty-five feet (45'). This is due in large part to the garage being located at the back of the lot and the need to maximize room layout efficiency. Additionally, these homes are designed as side-yard court homes, requiring the full forty-five feet (45') in width to create usable outdoor living areas and accommodate the interior circulation and room layout.

2. Typically, increased side setbacks are in response to garage dominate streetscapes. The proposed rear-loaded homes eliminate the garage entirely from the public street edge, allowing livable rooms to orient towards the street. This dramatically improves the character of the neighborhood.

3. The preferred architectural styling of these homes emphasizes a "row house" character. Architectural forward, front doors and porches facing streets, major living areas orienting towards the front, and tighter side setbacks are indicative of these designs.

This request is made based on Stipulation "a" set forth in the Marley Park PAD, which provides for approval by the City Manager and the Community Development Director of minor amendments to the Marley Park PAD. (A copy of the Stipulations is attached hereto at Tab B.) Based on previous discussions with City staff, this modification to side yard setbacks is considered a minor amendment and therefore may be administratively approved by the City Manager and the Community Development Director in accordance with the Marley Park PAD.

APPROVED:_________________________  APPROVED:_________________________

Community and Economic Development Director  City Manager or Designee
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<td>Rear (garage) (2)</td>
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(4) Applies to all lots except as noted in note 5
(5) Applies only to rear loaded lots west of Bullard Avenue
October 3, 2002

Karrin Kunasek Taylor, Esq.
Biskind, Hunt & Taylor
11201 North Tatum Blvd., Suite 330
Phoenix, AZ 85028

RE: DMB Waddell Property (Marley Park); Planned Area Development Amendment (Ordinance Number 02-37)

Ms. Taylor:

At their public hearing on September 12, 2002, the Surprise City Council approved Ordinance 02-37, consisting of changing the zoning of 160 gross acres located at the southwest corner of Waddell Road and Litchfield Road from R1-43 (Single Family Residential) to P.A.D. with, thereby amending the original Waddell Property (Marley Park) P.A.D. The subject rezone was approved by the City Council on a second reading at the September 25, 2002 public hearing.

The zoning change was approved subject to the following ten (10) stipulations:

a) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

b) The Applicant shall submit a written response to the stipulations and incorporate them into the final PAD document. The response and 5 copies of the final PAD shall be under one transmittal package;

c) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;

d) Lot layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;

e) The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;
f) By its submittal of the PAD plan, the applicant - as landowner - agrees and approves in writing to the open space designated in the approved PAD plan;


g) The applicant shall dedicate an avigation easement to the United States Air Force on every final plat or other such recorded instrument acceptable to the City Attorney. Such avigation or other recorded instrument easement shall be approved by the City Attorney;


i) The applicant shall include the City Attorney’s release of liability language regarding the sidewalks on every final plat; and


j) The applicant shall provide the City of Surprise with an odor easement on final plats, any portion of which is within two (2) linear miles from the City’s South Water Reclamation Facility. Such odor easement shall be approved by the City Attorney; and


k) To encourage additional buffer within the area two hundred (200) feet west of the 65 Ldn contour line (1988 MAG Noise Contours), residential density shall not exceed one (1) dwelling unit per acre. To encourage the provision of additional open space, such density shall be calculated on a gross basis for the entire two hundred (200) foot additional buffer area.

The subject rezoning request will become effective 30 days after approval by the City Council. If you have any questions, please call me at 623-583-1088.

Sincerely,

[Signature]

Grant Penland, Planner
City of Surprise

Cc: Scott Phillips, Planning Manager
File
December 19, 2003

VIA HAND DELIVERY

Scott Phillips
Planning Manager
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

Re: Marley Park; Commercial Property located at the Northeast Corner of Cactus Road and Reems Road

Dear Scott:

As a follow-up to your recent conversation with Karrin Taylor, the purpose of this letter is to request your written concurrence that the site plan for the above referenced property, attached hereto at Tab A, is consistent with the Concept Development Plan contained in the Marley Park Amended PAD (the "PAD") dated September 26, 2002. For your reference, a copy of the Concept Development Plan as well as the Land Use Summary by District (the "Land Use Summary") contained in the PAD are attached at Tab B. The site plan depicts a site that contains fifteen (15) acres (net) as specified in the Land Use Summary.

If you concur with the foregoing, please acknowledge such concurrence by signing below and returning an original signed copy of this letter to us. If you have any questions regarding the foregoing, please contact me at (480) 367-7000.

Sincerely,

[Signature]

Mark Ward

ACKNOWLEDGED:
City of Surprise

____________________________
Scott Phillips
Planning Manager
Date: ______________________

cc: Karrin Kunasek Taylor, Esq., Biskind, Hunt & Taylor, P.L.C.
Concept Development Plan

Land Use Plan

September 26, 2002

City of Surprise, Arizona
## Land Use Summary by District

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<td>8 - Commercial</td>
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<td>57.2</td>
<td>3.95</td>
<td>3,782</td>
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<td><strong>629.7</strong></td>
<td><strong>145.2</strong></td>
<td><strong>84.5</strong></td>
<td><strong>10.0</strong></td>
<td><strong>30.0</strong></td>
<td></td>
<td><strong>956.6</strong></td>
<td><strong>3.95</strong></td>
<td><strong>3,782</strong></td>
</tr>
</tbody>
</table>
CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 04-257

P&Z Comm. Approval: __________________


S.D.A. Approval: __________________

Stipulations: __________________
APPLICATION NO. PADA 64-257
FIRST ADDENDUM
MARLEY PARK
MINOR AMENDMENT TO THE PAD
AMENDMENT NARRATIVE
SEPTEMBER 3, 2004

Marley Park would like to request a minor amendment to the Marley Park Planned Area Development. This request is consistent with a letter from April 21, 2004 signed by Scott Phillips, then acting Planning Manager for the City of Surprise. In this letter, modifications to the current setback requirements of the PAD specific to the Engle Homes product types were approved for use at Marley Park. The following amendment requests are made to further clarify and formalize this original approval.

First Request:
Due to the enhanced architecture features within the P-2B product type, such as floor plans with recessed garages, it is our request to amend the approved PAD interior side yard setbacks of 5'-00" and 8'-00" to 5'-00" and 5'-00". Included in this request is the reduction of side yard setbacks for corner lots from 13'-00" to 8'-00". Please note that A/C units, media center, fireplaces, and bay windows will be included within these side yard setbacks and that all A/C units will be shielded from view by walls.

Second Request:
Due to the enhanced architecture features within the P-2B and P-4 product types, such as expanded floor plans with bay windows, room additions, fireplaces, and media centers that are both structural and architectural in nature, it is our request to reduce the rear yard setbacks of these product types from 15'-00" to 13'-00".

Attached to assist you in your review of these requests are Exhibit A, the original Development Standards Chart from the PAD, and Exhibit B, the revised Development Standards Chart.

These requests are not considered major and will be a minor amendment to the PAD subject to approval by the Community and Economic Development Director.

APPROVED:

[Signature]
City of Surprise
Community and Economic Development Director

*Exhibit A
*Exhibit B
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lat Category</td>
<td>C</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>9130</td>
<td>8250</td>
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<tr>
<td>Minimum Lot Width</td>
<td>55'</td>
<td>75'</td>
</tr>
<tr>
<td>Sides</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (Livable)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (Garage) (2)</td>
<td>18/22'</td>
<td>18/22'</td>
</tr>
<tr>
<td>Side (Interior)</td>
<td>8/10'-18'</td>
<td>5/10'-15'</td>
</tr>
<tr>
<td>Side (Corner Livable)</td>
<td>13'</td>
<td>13'</td>
</tr>
<tr>
<td>Side (Corner Garage) (2)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (Livable)</td>
<td>20'</td>
<td>13'</td>
</tr>
<tr>
<td>Rear (Garage) (2)</td>
<td>4'</td>
<td>4'</td>
</tr>
</tbody>
</table>
Marley Park would like to request a minor amendment to the Marley Park Planned Area Development. This request is consistent with other minor PAD amendment requests made by Marley Park of the City of Surprise. In this letter, modifications to the current setback requirements of the PAD specific to the Randall Martin Home product types are necessary to use this product at Marley Park. The following amendment request is made to further clarify and formalize this original approval.

**Minor PAD Amendment Request:**
Due to the enhanced architecture features within the P1-A product type, such as floor plans with large wrapping front and side yard patio spaces, it is our request to amend the approved PAD corner side yard setbacks of 5'-00" and 10'-00" to 5'-00" and 5'-00" for the P1-A product. Please note that patios spaces, A/C units, media center, fireplaces, and bay windows will be included within these side yard setbacks. This product type requires all A/C units to be shielded from view by screen walls.

Attached to assist you in your review of these requests are the following:
- Exhibit A: The original Development Standards Chart from the PAD.
- Exhibit B: The revised Development Standards Chart.
- Exhibit C: The Randall Martin Home Product Information Package.

These requests are not considered major and will be a minor amendment to the PAD subject to approval by the Community and Economic Development Director.

**APPROVED:**

Community Development Director

Fire Marshal

City Engineer

Water Services Director

*Exhibit A
*Exhibit B
*Exhibit C
Exhibit A
Original Development Standards Chart
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>83'</td>
<td>79'</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (driveway)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (garage) (2)</td>
<td>18'/22'</td>
<td>18'/22'</td>
</tr>
<tr>
<td>Side (interior)</td>
<td>8'/10' - 13'</td>
<td>9'/10' - 15'</td>
</tr>
<tr>
<td>Side (corner driveway)</td>
<td>14'</td>
<td>13'</td>
</tr>
<tr>
<td>Side (corner garage) (2)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (driveway)</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Rear (garage) (2)</td>
<td>4'</td>
<td>4'</td>
</tr>
</tbody>
</table>

Notes:

1. Development standards set forth above for lot categories A - G are deemed to meet or exceed those outlined in the City of Surprise Residential Design Guidelines.
2. Setbacks from garage face measured from back of walk, R.O.W, or lot line in alley loaded conditions (rear garage).
3. Setbacks identified for SF/D/SFA and HDR are building setbacks, measured from rights-of-way or parcel lines.
Exhibit B
Revised Development Standards Chart
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>9130</td>
<td>8250</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>80'</td>
<td>75'</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (Livable)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (Garage) (2)</td>
<td>18/22'</td>
<td>18/22'</td>
</tr>
<tr>
<td>Side (Interior)</td>
<td>8/10'</td>
<td>10'</td>
</tr>
<tr>
<td>Side (Corner Livable)</td>
<td>13'</td>
<td>13'</td>
</tr>
<tr>
<td>Side (Corner Garage) (2)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (Livable)</td>
<td>20'</td>
<td>13'</td>
</tr>
<tr>
<td>Rear (Garage) (2)</td>
<td>4'</td>
<td>4'</td>
</tr>
</tbody>
</table>

*Note: Five-foot setback approved for Randall Martin Home P.L.A product only.
Exhibit C
Randall Martin Home
Product Information Package
<table>
<thead>
<tr>
<th>Builder Plans</th>
<th>Plan 1</th>
<th>Plan 2</th>
<th>Plan 3</th>
<th>Plan 4</th>
<th>Plan 4 - Corner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sq. Ft/Build Coverage</td>
<td>1,759 S.F. / 59%</td>
<td>1,980 S.F. / 55%</td>
<td>2,186 S.F. / 63%</td>
<td>2,332 S.F. / 61%</td>
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<td>Max Sq. Ft. (if options)</td>
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<td>2,482 S.F.</td>
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<td>Builder Elevations</td>
<td>A</td>
<td>C</td>
<td>E</td>
<td>D</td>
<td>F</td>
</tr>
<tr>
<td>Building Footprint (in ft.)</td>
<td>30'-0&quot; x 97'-0&quot;</td>
<td>25'-6&quot; x 89-10&quot;</td>
<td>25'-0&quot; x 90-4&quot;</td>
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<td>25' x 93'-9&quot;</td>
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<td>Bungalow</td>
<td>Cottage</td>
<td>Traditional</td>
<td>Terrestrial Ranch</td>
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<td>Color Scheme</td>
<td>A1, A2, A3</td>
<td>C1, C2, C3</td>
<td>B1, B2, B3</td>
<td>F1, F2, F3</td>
<td>D1, D2, D3</td>
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<td>T.B.D.</td>
<td>T.B.D.</td>
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</table>

A: Spanish  
B: Monterey  
C: Bungalow  
D: Traditional  
E: Cottage  
F: Territorial Ranch

**PRODUCT DESIGN MATRIX**

**PLANNING AREA**

**P-1A**

**MARLEY PARK**  
**Surprise, Arizona**
TYPICAL PLOTS - POD C

PLANNING AREA

P-1 A

MARLEY PARK
Surprise, Arizona
TYPICAL STREET SCENE
RESIDENTIAL ACCESS DRIVE

PLANNING AREA
P - 1A

Y PARK
Surprise, Arizona
Spanish Elevation
- Concrete Flat Tile Roof
- Exposed Rafter Tails
- Stone Exterior
- Decorative Wrought Iron
- Distinctive Recess at Gable End
- Distinctive Entry Door
- Distinctive Divided Light Patterns
- Distinctive Staircase
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

Monterey Elevation
- Concrete Flat Tile Roof
- Wood Panel
- Exposed Rafter Tails
- Stone Exterior
- Brick Veneer
- Horizontal Siding with Almond Corbels
- Decorative Outlookers
- Simple Detailing at Gable End
- Distinctive Divided Light Patterns
- Distinctive Staircase
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

Bungalow Elevation
- Concrete Flat Tile Roof
- Wood Panel
- Exposed Rafter Tails
- Stone Exterior
- Brick Veneer
- Horizontal Siding with Almond Corbels
- Decorative Outlookers
- Simple Detailing at Gable End
- Distinctive Divided Light Patterns
- Distinctive Staircase
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

Traditional Elevation
- Concrete Flat Tile Roof
- Wood Panel
- Stone Exterior
- Decorative Outlookers
- Simple Detailing at Gable End
- Distinctive Divided Light Patterns
- Distinctive Staircase
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

Cottage Elevation
- Concrete Flat Tile Roof
- Simply Planked Roof
- Decorative Corbels
- Wood Panel
- Stone Exterior
- Brick Veneer
- Decorative Glass Vents
- Decorative Outlookers at Balcony
- Distinctive Divided Light Patterns
- Distinctive Entry Door
- Distinctive Divided Light Patterns
- Decorative Shutters
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

Territorial Ranch Elevation
- Concrete Flat Tile Roof
- Exposed Rafter Tails
- Wood Panel
- Stone Exterior
- Brick Veneer
- Horizontal Siding with Almond Corbels
- Decorative Outlookers
- Simple Detailing at Gable End
- Distinctive Divided Light Patterns
- Distinctive Staircase
- Stone Over Foam Trim
- Distinctive Garage Door
- Carriage Lights

M A T E R I A L S L E G E N D

PLANNING AREA

P - 1 A

MARLEY PARK
Surprise, Arizona

Sheet 08
PLANT TWO
BUNGALOW
PLANNING AREA
P-1A
MARLEY PARK
Surprise, Arizona
Plan Four (Corner Lot)
Monterey
Planning Area
P-1A
Marley Park
Surprise, Arizona

Second Floor: 1,448 S.F.

First Floor: 1,448 S.F.

Total: 2,896 S.F. (Optional Bedroom 4)
Optional Total: 2,888 S.F.

Randall Martin
KTGY No. 20010917
APPLICATION NO. PADA 05-288
FIRST ADDENDUM
MARLEY PARK
MINOR AMENDMENT TO THE PAD
AMENDMENT NARRATIVE
JULY 25, 2005

Marley Park would like to request a minor amendment to the Marley Park Planned Area Development. This request is consistent with other minor PAD amendment requests made by Marley Park of the City of Surprise. In this letter, modifications to the current setback requirements of the PAD specific to the Randall Martin Home product types are necessary to use this product at Marley Park. The following amendment request is made to further clarify and formalize this original approval.

Minor PAD Amendment Request:
Due to the location of the P1-A product type within the Model Home Neighborhood at Marley Park, specifically in this case a typical alley loaded product located on 153rd Ave, it is our request to amend the approved PAD front yard setbacks for garages from 18'-00" to 3'-00" for the P1-A product lots 1011-1013. Please note that this request is for only these three lots and is consistent with the garage setbacks for this product type in an alley.

Attached to assist you in your review of these requests are the following:
- Exhibit A: The original Development Standards Chart from the PAD.
- Exhibit B: The approved revised Development Standards Chart (Approved w/ 4/18/2005 minor PAD Amendment)
- Exhibit C: The Randall Martin Home Product Information Package.
- Exhibit D: The Randall Martin Home Plot Plans for Lots 1011-1013.

These requests are not considered major and will be a minor amendment to the PAD subject to approval by the Community and Economic Development Director.

APPROVED:

LaTonya Finch
City of Surprise
Community Development Director

*Exhibit A
*Exhibit B
*Exhibit C
*Exhibit D
Exhibit A
Original Development Standards Chart
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>9,120</td>
<td>8,250</td>
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<tr>
<td>Minimum Lot Width</td>
<td>80'</td>
<td>75'</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (drive)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (garage) (C)</td>
<td>18'/22'</td>
<td>18'/22'</td>
</tr>
<tr>
<td>Side (interior)</td>
<td>8'/10'-13'</td>
<td>9'/10'-15'</td>
</tr>
<tr>
<td>Side (corner drive)</td>
<td>12'</td>
<td>12'</td>
</tr>
<tr>
<td>Side (corner garage) (C)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (drive)</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Rear (garage) (C)</td>
<td>4'</td>
<td>4'</td>
</tr>
</tbody>
</table>

Notes:

1. Development standards set forth above for lot categories A - G are deemed to meet or exceed those outlined in the City of Surprise Residential Design Guidelines.

2. Setbacks from garage face measured from back of walk, R.O.W., or lot line in alley loaded conditions (rear garage).

3. Setbacks identified for SFD/SFA and HDR are building setbacks, measured from rights-of-way or parcel lines.

Residential Development Standards

Waddell Property
City of Surprise, Arizona

53
Exhibit B
Revised Development Standards Chart
<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>PHASE #1</th>
<th>DRAFT: #1</th>
<th>High Density Residential District</th>
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<tbody>
<tr>
<td></td>
<td>G</td>
<td>F</td>
<td>E</td>
<td>D</td>
</tr>
<tr>
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<td>Minimum Lot Width</td>
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<td>75'</td>
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<td>63'</td>
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<tr>
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<td>12'</td>
<td>12'</td>
</tr>
<tr>
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<td>18/22'</td>
<td>18/22'</td>
<td>18/22'</td>
<td>18/22'</td>
</tr>
<tr>
<td>Side (Interior)</td>
<td>8/10-18'</td>
<td>5/10-15'</td>
<td>5/10-15'</td>
<td>5/10-15'</td>
</tr>
<tr>
<td>Side (Corner Livable)</td>
<td>13'</td>
<td>13'</td>
<td>13'</td>
<td>13'</td>
</tr>
<tr>
<td>Side (Corner Garage) (2)</td>
<td>7'</td>
<td>7'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Rear (Livable)</td>
<td>20'</td>
<td>13'</td>
<td>20'</td>
<td>15'</td>
</tr>
<tr>
<td>Rear (Garage) (2)</td>
<td>4'</td>
<td>4’</td>
<td>4'</td>
<td>3'</td>
</tr>
</tbody>
</table>

*Note: Five-foot setback approved for Randall Martin Home P1-A product only.
Exhibit C
Randall Martin Home
Product Information Package
<table>
<thead>
<tr>
<th>Builder Plans</th>
<th>Plan 1</th>
<th>Plan 2</th>
<th>Plan 3</th>
<th>Plan 4</th>
<th>Plan 4 - Corner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Coverage</td>
<td>1,739 S.F. / 59%</td>
<td>1,980 S.F. / 55%</td>
<td>2,186 S.F. / 63%</td>
<td>2,332 S.F. / 61%</td>
<td>2,335 S.F. / 49%</td>
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<tr>
<td>Max Sq. Ft. (if optional)</td>
<td>1,739 S.F.</td>
<td>2,477 S.F.</td>
<td>2,366 S.F.</td>
<td>2,419 S.F.</td>
<td>2,482 S.F.</td>
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<td>Exterior Elevations</td>
<td>A</td>
<td>C</td>
<td>E</td>
<td>D</td>
<td>E</td>
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<td>Building Footprint (in x ft)</td>
<td>30'6&quot; x 97'0&quot;</td>
<td>30'6&quot; x 89'10&quot;</td>
<td>25'4&quot; x 96'4&quot;</td>
<td>25'4&quot; x 95'7&quot;</td>
<td>25'8&quot; x 93'9&quot;</td>
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<td>10'</td>
<td>10'</td>
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<td>Y</td>
<td>Y</td>
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<td>5' &amp; 5'</td>
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<td>2 Car Garage</td>
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<td>Garage</td>
<td>Traditional</td>
<td>Traditional</td>
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<td>Color Schemes</td>
<td>A1, A2, C1</td>
<td>C1, C2, C3</td>
<td>E1, E2, E3</td>
<td>D1, D2, D3</td>
<td>F1, F2, F3</td>
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<tr>
<td>Roof Materials</td>
<td>&quot;S&quot; Tile</td>
<td>Comp. Shingle</td>
<td>Flat Concrete</td>
<td>Comp. Shingle</td>
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<td>Siding Finish</td>
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<td>T.B.D.</td>
<td>T.B.D.</td>
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<td>T.B.D.</td>
<td>T.B.D.</td>
<td>T.B.D.</td>
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</tbody>
</table>

**PRODUCT DESIGN MATRIX**

**PLANNING AREA**

**P-1A**

**MARLEY PARK**

**Surprise, Arizona**

[Signature]

[Stamp]

[Date]
TYPICAL STREET SCENE
GREEN COURT
PLANNING AREA
P-1A
MAREY PARK
Surprise, Arizona
TYPICAL STREET SCENE
LOOP ROAD
PLANNING AREA
P-1A
MARLEY PARK
Surprise, Arizona
DETAILS SCHEDULE

PLANNING AREA

P - 1 A

MARLEY PARK
Surprise, Arizona
Plan Four
Spanish
Planning Area
P-1-A
Marley Park
Surprise, Arizona

Randall Morris

Sheet 25
Exhibit D
Randall Martin Home
Plot Plans for Lots 1011-1013
<table>
<thead>
<tr>
<th><strong>Case No.:</strong></th>
<th>PA-DA05-413</th>
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<td><strong>P&amp;A Comm. Approval:</strong></td>
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<td><strong>City Council Approval:</strong></td>
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<td><strong>Admin Approv.</strong></td>
<td>11/2/2005</td>
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<td><strong>Stipulations:</strong></td>
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APPLICATION NO. PADA 05-013
FIRST ADDENDUM
MARLEY PARK
MINOR AMENDMENT TO THE PAD
AMENDMENT NARRATIVE
November 2, 2005

Marley Park would like to request a minor amendment to the Marley Park Planned Area Development. This request is consistent with other minor PAD amendment requests made by Marley Park of the City of Surprise. In this letter, modifications to the current setback requirements of the PAD specific to the Ashton Woods Homes product types are necessary to use this product at Marley Park. The following amendment request is made to further clarify and formalize this original approval.

Minor PAD Amendment Request:
Due to the enhanced architecture features within the P1-A product type, such as floor plans with large wrapping front and side yard patio spaces, it is our request to amend the approved PAD corner side yard setbacks of 5'-00" and 10'-00" to 5'-00" and 5'-00" for the P1-A product. Please note that patios spaces, A/C units, media center, fireplaces, and bay windows will be included within these side yard setbacks. This product type requires all A/C units to be shielded from view by screen walls.

Attached to assist you in your review of these requests are the following:
- Exhibit A: The original Development Standards Chart from the PAD.
- Exhibit B: The revised Development Standards Chart.
- Exhibit C: The Randall Martin Home Product Information Package.

These requests are not considered major and will be a minor amendment to the PAD subject to approval by the Community and Economic Development Director.

APPROVED:

LaTonya Finch
City of Surprise
Community Development Director

*Exhibit A
*Exhibit B
*Exhibit C
Exhibit A
Aston Woods Homes
Original Development Standards Chart
## Development Standards

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Lot Category G</th>
<th>Lot Category F</th>
<th>Lot Category E</th>
<th>Lot Category D</th>
<th>Lot Category C</th>
<th>Lot Category B</th>
<th>Lot Category A</th>
<th>SFD/SFA (2)</th>
<th>HDR (2)</th>
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<td>5,820</td>
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<td>High Density Residential District</td>
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<td></td>
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<td>Minimum Lot Size</td>
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<td>12'</td>
<td>12'</td>
<td>12'</td>
<td>12'</td>
<td>10'</td>
<td>15'</td>
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<tr>
<td>Minimum Lot Width</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>18'/22'</td>
<td>&lt;7'/10'</td>
<td>&lt;7'/10'</td>
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<td></td>
</tr>
<tr>
<td>Front (ivable)</td>
<td>8'/10'-18'</td>
<td>5'/10'-15'</td>
<td>5'/10'-15'</td>
<td>5'/8'-13'</td>
<td>5'/8'-13'</td>
<td>5'/8'-13'</td>
<td>5'/5-10'</td>
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<td>Side (rear)</td>
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<td>12'</td>
<td>12'</td>
<td>10'</td>
<td>20'</td>
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<td>Side (corner ivable)</td>
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<td>7'</td>
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<td>7'</td>
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<td>15'</td>
<td>15'</td>
<td>15'</td>
<td>15'</td>
<td>20'</td>
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</tr>
<tr>
<td>Rear (ivable)</td>
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<td>4'</td>
<td>3'</td>
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<td>4'</td>
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<tr>
<td>Rear (garage)</td>
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<td></td>
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<td></td>
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<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

## Notes:

1. Development standards set forth above for lot categories A - G are deemed to meet or exceed those outlined in the City of Surprise Residential Design Guidelines.
2. Setbacks from garage face measured from back of walk, R.O.W., or lot line in alley loaded conditions (rear garage).
3. Setbacks identified for SFD/SFA and HDR are building setbacks, measured from rights-of-way or parcel lines.

---

Residential Development Standards

WADDELL PROPERTY

City of Surprise, Arizona
Exhibit B
Aston Woods Homes
Revised Development Standards Chart
## Revised Development Standards Chart

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>G</td>
<td>F</td>
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<tr>
<td>Minimum Lot Size</td>
<td>9'30</td>
<td>8'25</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>8'3</td>
<td>7'5</td>
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<tr>
<td>setbacks</td>
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<td></td>
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<tr>
<td>Front (Livable)</td>
<td>14'</td>
<td>12'</td>
</tr>
<tr>
<td>Front (Garage) (2)</td>
<td>18'2</td>
<td>16'2</td>
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<tr>
<td>Side (Interior)</td>
<td>8'10'-18'</td>
<td>5'10'15'</td>
</tr>
<tr>
<td>Side (Corner Livable)</td>
<td>13'</td>
<td>13'</td>
</tr>
<tr>
<td>Side (Corner Garage) (2)</td>
<td>7'</td>
<td>7'</td>
</tr>
<tr>
<td>Rear (Livable)</td>
<td>20'</td>
<td>13'</td>
</tr>
<tr>
<td>Rear (Garage) (2)</td>
<td>4'</td>
<td>4'</td>
</tr>
</tbody>
</table>

*Note: Five-foot setback approved for Ashton Woods Homes P1-A product only.
City of Surprise  
Planning and Zoning Department  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Re: Property Owner Authorization

This letter shall serve as authorization for Marley Park Phase I LLC to represent Ashton Woods Arizona, L.L.C. on the following land use entitlement matters to property owned by Ashton Woods Arizona, L.L.C and more particularly described on the attached documents:

1) Acquiring a Planned Area Development Amendment for the side yard setback requirements on corner lots. Ashton Woods Arizona L.L.C. desires to modify setback from 10’ on the corner side to 5’ (5’ and 5’ setback on corner lots).

Sincerely:

[Signature]
Brian Chapin  
Land Acquisition and Entitlements Manager
## Product Design Matrix

**Builder:** Ashton Woods Homes

<table>
<thead>
<tr>
<th>Builder Plans</th>
<th>Plan 1</th>
<th>Plan 2</th>
<th>Plan 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Square FTG / Lot Coverage</strong></td>
<td>1532 / 49.5%</td>
<td>1456 / 43.1%</td>
<td>2243 / 45.1%</td>
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<tr>
<td><strong>Builder Elevations</strong></td>
<td>A</td>
<td>B</td>
<td>C</td>
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<tr>
<td>Building Footprint (w x d)</td>
<td>30x85</td>
<td>30x85</td>
<td>30x85</td>
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<tr>
<td>Front Setback</td>
<td>10</td>
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<td>10</td>
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<tr>
<td>Rear Setback</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<tr>
<td>Side Setback</td>
<td>5 &amp; 5</td>
<td>5 &amp; 5</td>
<td>5 &amp; 5</td>
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<td>One or Two Story</td>
<td>1 story</td>
<td>1 story</td>
<td>1 story with 1/2 story mass</td>
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<td>3 Car Tandem</td>
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<td>Color Schemes</td>
<td>1-6</td>
<td>7-11</td>
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<td>Roof Materials</td>
<td>S - Tile</td>
<td>Flat Tile</td>
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<td>Stucco Finishes</td>
<td>Fine Sand</td>
<td>Medium Sand</td>
<td>Monterey</td>
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<td>Thematic Wall / Fence</td>
<td>Radius Top</td>
<td>Deco Cap</td>
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<td>Sales Model Homes</td>
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</tbody>
</table>

Refer to the image for a visual representation of the design matrix.
Plan one
Left elev B

Plan one
Right elev B

1. 5" tile roof
2. Stucco
3. Flat tile roof
4. Red wood
5. Clay vent pipe
6. Concrete finish
7. Slab on grade windows
8. Shutters
9. W1 detail
10. Stucco fascia
11. Stone
12. Sloping sill
13. Inset window
14. 3x Hardie bd siding
15. 6x Hardie bd siding
16. Hardie bd shingles
17. Rafter tails
18. Inset tile detail
19. Sculpted stucco form
20. Splayed swirled
21. Precast stone detail
22. Bims with starter bd
23. Hardie bd trim
24. Awning
Roof Plan two A

Designed for Ashton Woods Homes by Alliance4Design
5290 Overpass Road, Santa Barbara, CA 93117 (805) 967-0390

These working sets of construction documents are for use and completion of the project. It is understood that it is the responsibility of the Client for which these are prepared to ensure that construction drawings are prepared for qualified persons to review all applicable codes and regulations governing the area of the Client. The design indications are for initial review and not construction documents and any problems that arise therefrom.

[Diagram of a roof plan]
Marley Park

TABLE OF CONTENTS

- Product Elevations
- Corner Product Plot Plans
- Product Courtyard Option Plans
- Typical Site Visibility Triangle Detail Graphics

Marley Park Minor PAD Amendment for Ashton Woods Product. Submitted to the Planning Department City of Surprise 12-9-05.

Sean McGraw • Phone: 480-367-7345
smcgraw@dmbinc.com
Theme Wall With Low Courtyard Wall
SITE VISIBILITY TRIANGLE DETAIL
STOP CONTROL CONDITION

SIGHT VISIBILITY TRAPEZOID
Typ

SIGHT VISIBILITY EASEMENT
(Typ)

309'
87% of
DESIGN SPEED
(30 mph)

52' ROW
13.5°
E/P

DECISION
POINT

335°
DESIGN SPEED
(30 mph)

TYPICAL FOR LOCAL INTERSECTIONS
n.t.s.

Preliminary
NOT
FOR
CONSTRUCTION

PARCEL 9
WALL EXHIBIT

DRAWN: KR
CHECKED: DC
DATE: 12/05/05

MARLEY PARK
SURPRISE, AZ
WOOD/PATEL

N: \2004\042039\Dwg\Exhibits\2039-ALLEY WALLS.dwg
Front Yard Landscape Planting Area = 1125 sq ft
Total 5 and 1 Gallon plants = 44
Qty and % for 5 Gal - Front Yard = 27 60%
Qty and % for 1 Gal - Front Yard = 17 40%

Rear Yard Landscape Planting Area = 175 sq ft
Total 5 and 1 Gallon plants = 9
Qty and % for 5 Gal - Front Yard = 5 66.7%
Qty and % for 1 Gal - Rear Yard = 4 33.3%

Front Yard Lawn Area = 385 sq ft.
PLAN 1 ELEVATION C

Front Yard Landscape Planting Area = 1125 sq ft
Total 5 and 1 Gallon plants = 45
Qty and % for 5 Gal - Front Yard - 27 60%
Qty and % for 1 Gal - Front Yard - 18 40%

Rear Yard Landscape Planting Area = 175 sq ft
Total 5 and 1 Gallon plants - 7
Qty and % for 5 Gal - Front Yard - 4 57%
Qty and % for 1 Gal - Front Yard - 3 43%

Front Yard Lawn Area = 385 sq ft.
<table>
<thead>
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<th>Parcel 9 Lots</th>
<th>Parcel 11 Lots</th>
<th>Parcel 12 Lots</th>
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</table>
ORDINANCE #06-12

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING ORDINANCE NO. 00-23, (REZONING PROPERTY KNOWN AS WADDEL RANCH) BY REMOVING STIPULATION (P), WHICH LIMITS THE MAXIMUM SINGLE FAMILY DENSITY IN THE SOUTHWEST QUARTER OF SECTION 16.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and,

WHEREAS, Ordinance No. 00-23 was adopted in December, 2000, which rezoned property known as Waddell Ranch; and,

WHEREAS, at the City Council Public Hearing on October 25, 2000, the City Council added Stipulation (P) that limited the maximum density for the southwest quarter section of Section 16 to no more than 2.6 dwelling units per acre; and,

WHEREAS, Stipulation (P) was added by the City Council due to a concern regarding possible impacts to Luke Air Force Base; and,

WHEREAS, Marley Park Master Planned Community has proposed to increase the densities for the southwest quarter section of Section 16 from 2.6 dwelling units per acre to 3.6 dwelling units per acre (an increase from 429 units to 570 units) and to decrease the densities in the northwest quarter section of Section 16 from 6.2 dwelling units per acre to 4.5 dwelling units per acre (a decrease from 996 units to 721 units) and to decrease the densities in the northeast quarter section of Section 16 from 9.5 dwelling units per acre to 4.3 dwelling units per acre (a decrease from 806 units to 365 units) resulting in a total reduction in the number of dwelling units in Section 16 from 2580 to 2005 and an overall density within Section 16 of 3.6 dwelling units per acre; a density consistent with current average densities within the development.

WHEREAS, staff has received correspondence from Mr. James Mitchell representing Luke Air Force Base, dated January 31, 2006, indicating that the Air Force has no objection to removing Stipulation (P) nor any objection to the proposed densities in Section 16.
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise that Stipulation (P) is deleted from Ordinance No.00-23.

PASSED AND ADOPTED this 23 day of March, 2006.

Joan Shafer, Mayor

ATTEST:

Sherry Aguilar, City Clerk

APPROVED AS TO FORM:

Scott McCoy, City Attorney

Ycas: Mayor Shafer, Vice-Mayor Arismendez, Council Members; Beals, Elkins, Foro & Sullivan. (Absent-Johnson)

Nays:
APPLICATION NO. PADA 06-027
MARLEY PARK
MINOR AMENDMENT TO THE PLANNED AREA DEVELOPMENT
NARRATIVE
January 25, 2006

Marley Park, LLC, an Arizona limited liability company (the "Developer") is requesting a minor amendment to be Marley Park Planned Area Development dated September 26, 2002 (the "PAD"). This request is consistent with other minor PAD amendment requests made by the Developer to the City of Surprise (the "City"). The modification of a stipulation related to Section 16 regarding densities is necessary to maintain the consistency of the land plan for Marley Park.

In an effort to maintain current planning principles through a balanced land plan of mixed densities within Marley Park, the Developer is requesting to amend Stipulation p). Stipulation p) currently limits densities within the southwest quarter section of Section 16 at 2.6 dwelling units per acre. This minor amendment would allow a density of 3.6 dwelling units to the acre which is consistent with current average densities within Marley Park and adjacent development. Approval of this minor amendment will allow the Developer to move density from the northeast quarter section of Section 16 (which is closer to the 65 Ldn noise contours for Luke Air Force Base) into the southwest quarter section.

The following items are attached to assist with the review of this request:
- Exhibit A: Official Application for PAD minor amendment
- Exhibit B: Marley Park PAD Stipulation
- Exhibit C: Marley Park Phase III and IV Preliminary Land Plan based on the current stipulations
- Exhibit D: Marley Park Phase III and IV Preliminary Land Plan based on revised Stipulation p)
- Exhibit E: Submittal Items Checklist for PAD minor amendment
- Exhibit F: Property Ownership Authorization Letter
- Exhibit G: Title Report

This request is considered a minor amendment to the PAD and is subject to the approval of the Community Development Director.

Approved:

________________________________________
Scott R. Chesney
City of Surprise
Community Development Director
Date: __________________________
EXHIBIT A

Official Application for PAD Minor Amendment.
OFFICIAL APPLICATION FOR
PLANNED AREA DEVELOPMENT AMENDMENT, Minor:

Application Number: PADA06-027       Date Filed: 01/29/2007       Received By: HJW
Filing Fee: $500.00       Check No.: 1702       Receipt No.: 54739

*** APPLICANT COMPLETES THIS SECTION ***

NAME OF PROJECT: Marley Park Master Planned Community
PROPERTY ADDRESS/Locations: N.E. Corner of Bullard Ave & Cactus Rd.
PROPERTY LEGAL DESCRIPTION: SW 1/4 of Sec 16 T3N R18W Sec 4 S.R.M.
Land Use Designation: PAD current PAD proposed
# of LOTS N/A     APN #     ACREAGE 159     # gross acres 159     # net acres

*** PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE COMPLETES THIS SECTION ***

NAME OF PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE:
Marley Park Phase II LLC
ADDRESS: 7600 E. Doubletree Ranch Rd. CITY Scottsdale STATE AZ ZIP 85258
PHONE: 480-367-7000       FAX: 480-367-7575

APPLICATION CONTACT: The person listed below will act as the applicant on my/company’s behalf. Additionally, I understand that it is the applicant’s responsibility to communicate any verbal or written communications on said application to other members of the development team, including, but not limited to, application comments, staff reports, action letters, meeting times, etc.

I hereby request that all verbal and written communication regarding this application be provided to:

NAME: Sean M. McGraw COMPANY: DMB/Marley Park
ADDRESS: 7600 E. Doubletree Ranch Rd. CITY Scottsdale STATE ZIP
PHONE: 480-367-7375       FAX: 480-367-7575
E-MAIL: smcgraw@dbmg.com

SIGNATURE OF APPOINTED CONTACT:     DATE: 1/3/06

OWNERSHIP VERIFICATION/AUTHORIZATION: Included in this application is a map/survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description. I hereby certify that the above information and attached information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or an authorized employee of the owner.

All signatures must be identical to the property owner/company name given above unless an authorized owner representative is given. Attach an authorization letter from the property owner, if a representative is to be utilized.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: Marley Park Phase II LLC
PRINT NAME: Mary Alexander       TITLE: Vice President
SIGNATURE: Mary S. Alexander     DATE

City of Surprise
Planned Area Development Amendment Process
Community and Economic Development
Revised June 2003
EXHIBIT B

Marley Park PAD Stipulation.
January 22, 2001

Karrison Taylor, Esq.
Biskind, Hunt & Taylor, PLC
11201 North Tatum Blvd., Suite 330
Phoenix, AZ 85028

Re: DMB Waddell Property; Annexation Number 00-04 (Ordinance Number 00-25), General Plan Amendment GPA00-135 (Resolution No. 00-96), Rezoning Case Number PAD00-91 (Ordinance Number 00-23), and Pre-Annexation Development Agreement (Resolution No. 00-125).

Dear Ms. Taylor:

At their public hearing on October 25, 2000, the Surprise City Council approved Resolution No. 00-125 approving the Pre-Annexation Development Agreement for the Waddell Property and Resolution No. 00-96 amending the Surprise General Plan from Typical Neighborhood (6-7 Du/Acre) and High Density Residential (12-22 Du/Acre) with commercial corners at each arterial intersection to Typical Neighborhood (6-7 Du/Acre) with commercial corners at the intersections of Waddell Road and Reems Road, and Cactus Road and Reems Road.

Ordinance No. 00-25 expanding and increasing the corporate limits by annexing territory bounded generally by Waddell Road on the north, Litchfield Road on the east, Cactus Road on the south and Reems Road on the west together with Ordinance No. 00-23 consisting of a change in zoning from R1-43 (Single Family Residential), to PAD with LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential) and C-2 (Community Commercial) were approved by the City Council on second reading at the November 9, 2000 public hearing.

The zoning change was approved subject to sixteen (16) stipulations. Fourteen of the stipulations were recommended by the Planning Commission and the final two were added by the City Council. Following is the entire list of approved stipulations:

1) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;
b) Landscaping improvements shall be in accordance with the signed set of plans approved by the Community Development Director;

c) All street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in the approved Development Agreement between the applicant and the City of Surprise;

d) Lot layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;

e) The applicant shall include these stipulations within the final PAD document;

f) The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;

g) All items to which the P.A.D. commits within the Design Guidelines compliance section of the P.A.D. document are hereby stipulated. Those items not included must be included with the Preliminary Plat;

h) Rezoning is contingent upon the completion of the annexation of the subject property;

i) By its submittal of the P.A.D. plan, the applicant-as-landowner agrees and approves in writing to the open space designated in the approved P.A.D. plan;

j) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

k) All provisions of the development agreement, including fees and infrastructure improvements shall occur pursuant to the approved development agreement, in the time period required;

l) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

m) The applicant shall include in the public notice language regarding the fact that this property is in the territory in the vicinity of Luke Air Force Base and is subject to flyovers;
n) The applicant shall review the possibility of providing an avigation easement over the subject property prior to preliminary plat submittal.

o) The applicant shall provide a continuous pathway connection within the southwest quarter section of section 17 from the southern boundary of the Property to the western boundary of the Property.

p) The allocation of dwelling units for the overall PAD notwithstanding, density within the southwest quarter section of Section 16 shall not exceed 2.6 dwelling units per acre.

The subject rezoning request became effective 30 days after approval by the City Council. If you have any questions, please call me at 623-583-1088.

Sincerely,

Scott Phillips, Senior Planner
City of Surprise
EXHIBIT C

Marley Park Phase III & IV Preliminary Land Plan
Based on Current Stipulation.
EXHIBIT D

Marley Park Phase III & IV Preliminary Land Plan
Based on Revised Stipulation p).
721 UNITS
159 ACRES
(4.5 DU/ACRE)

365 UNITS
85 ACRES
(4.3 DU/ACRE)

570 UNITS
159 ACRES
(3.6 DU/ACRE)

VERAMONTE
349 UNITS
97 ACRES
(3.6 DU/ACRE)

UNIT COUNT:
1,656 UNITS

1 UNIT PER ACRE BUFFER ~ 12 ACRES

COMMERCIAL/INDUSTRIAL ZONING

65 ft CONTOUR LINE
(ESTIMATED)
EXHIBIT E

Submittal Items checklist for PAD Minor Amendment.
PLANNED AREA DEVELOPMENT AMENDMENT (PADA) SUBMITTALS
for a MINOR amendment

STEP ONE – Minor Amendment

Prior to the scheduling of the Technical Advisory Committee (TAC) Meeting, the applicant must provide all applicable supporting information, materials, and fees. The application shall adhere to the provisions of the Planned Area Development Amendment application requirements. An incomplete submittal will NOT be scheduled for review and may be returned to the applicant.

1. Fees are applicable for this submittal: $ 500.00
2. Completed/Signed Official Application For Planned Area Development Amendment (page 4)
3. Completed Initial Submittal Items Checklist – Minor Amendment (page 7)

Upon receipt of a complete submittal, the TAC meeting is scheduled. The TAC review must occur prior to any administrative approval.

STEP TWO – Minor Amendment

Prior to the Final Technical Advisory Committee (TAC) Meeting: Projects that have been reviewed by TAC and are determined to be complete will be scheduled for the next available Final TAC meeting, which is a brief staff review of a second, or final, submittal prior to routing the amendment for necessary signatures and approvals.

The following items are required upon the second submittal.

1. Written response to all comments given at the first (or final) TAC meeting
2. Incorporate necessary changes into PADA application
3. Six (6) copies of the PADA document

If it is determined at Final TAC that revisions are still necessary, these items will need to be resubmitted with the revisions.

STEP THREE – Minor Amendment

Upon Administrative approval, the following process occurs:

1. Approved PADA document is routed for appropriate signatures
2. Completed, signed documents returned to applicant
3. Applicant may submit further applications as needed
INITIAL SUBMITTAL ITEMS CHECKLIST – Minor Amendments

These items are REQUIRED in order to process your application. This checklist shall be completed by applicant and must be submitted along with the application.

Please ✅ to indicate completion:

- Fees are applicable for this submittal: $500.00
- Two (2) copies of the Title Report or Deed of Trust to demonstrate ownership
- Fifteen (15) copies of the Planned Area Development Minor Amendment request to include:
  - Project narrative that outlines the nature of the request
  - All related exhibits
  - All PAD sections to be revised
EXHIBIT F

Property Ownership Authorization Letter.
January 23, 2006

City of Surprise
Planning and Zoning Department
12425 W. Bell Road
Suite D-100
Surprise, AZ. 85374

DMB
Attn. Mary Alexander
7600 E. Doubletree Ranch Road
Suite 300
Scottsdale, AZ. 85258

Re. Property Owner Authorization

This letter shall serve as authorization for Sean M. McGraw of DMB / Marley Park to represent Marley Park Phase II LLC on the following land use entitlement matters related to property owned by Marley Park Phase II LLC and more particularly described in the attached documents.

Sincerely:

Mary Alexander
Vice President of DMB
EXHIBIT G

Title Report.
SPECIAL REPORT

SCHEDULE A
Third Amended

Marley Park Phase 2

1. This report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.

This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. For the use and benefit of:

Biskind, Hunt & Taylor, P.L.C. and/or Marley Park Phase II LLC, an Arizona limited liability company

3. The Title to the fee estate in the land described herein is at this date hereof vested in:

Marley Park Phase II LLC, an Arizona limited liability company

4. The land referred to in this report is situated in Maricopa County, Arizona, and is described as:

SEE EXHIBIT "A" ATTACHED HEREIN

Search made to January 17, 2006 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Ron Robertson/tgj (480) 734-2900
EXHIBIT "A"

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A BRASS CAP FLUSH, BEARS SOUTH 00°02'34" EAST (BASIS OF BEARING), A DISTANCE OF 2633.62 FEET, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 00°02'34" EAST, A DISTANCE OF 2633.62 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 16;

THENCE LEAVING SAID EAST LINE, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, NORTH 89°16'50" WEST, A DISTANCE OF 2642.13 FEET, TO THE CENTER OF SAID SECTION 16;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, SOUTH 00°01'08" WEST, A DISTANCE OF 2630.95 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°11'53" WEST, A DISTANCE OF 2585.54 FEET, TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EAST LINE, NORTH 00°04'59" EAST, A DISTANCE OF 2457.19 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°16'50" EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 00°04'59" EAST, A DISTANCE OF 90.00 FEET;

THENCE NORTH 89°16'50" WEST, A DISTANCE OF 120.00 FEET, TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, NORTH 00°04'59" EAST, A DISTANCE OF 80.66 FEET;

THENCE NORTH 00°01'03" WEST, A DISTANCE OF 2626.69 FEET, TO THE NORTH LINE OF SAID SECTION;

THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 89°20'49" EAST, A DISTANCE OF 2584.19 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°21'05" EAST, A DISTANCE OF 2639.25 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE EAST 55 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CONVEYED TO THE CITY OF SURPRISE BY DEEDRecorded as 2002-1095513 OF OFFICIAL RECORDS.
SCHEDULE B

PART ONE:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Lack of a right of access to and from the land.
SCHEDULE B  
Third Amended

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

EXCEPTIONS:

1. Second installment of 2005 taxes, a lien, payable on or before March 1, 2006, and delinquent May 1, 2006.

2. Taxes for the full year of 2006.  
(The first half is due October 1, 2006 and is delinquent November 1, 2006. The second half is due March 1, 2007 and is delinquent May 1, 2007.)


3. Any charge upon said land by reason of its inclusion in Marley Park Community Association, Inc.

4. Any charge upon said land by reason of its inclusion in McMicken Irrigation District.


6. An easement for electric transmission line and incidental purposes in the document recorded as Book 59 of Miscellaneous, Page 593.

7. An easement for electric transmission lines and incidental purposes in the document recorded as Docket 1902, Page 40 of Official Records.


10. An easement for gas pipeline or pipelines and appurtenances and incidental purposes in the document recorded as 2004-0910533 of Official Records.

11. A plat recorded in Book 3, Page 30 of Road Maps, purporting to show a county roadway.

12. A plat recorded in Book 6, Page 36 of Road Maps, purporting to show a county roadway.

13. Roadway granted to Maricopa County by instrument recorded as Docket 26, Page 16.


A deed of trust to secure an original indebtedness of $ (as provided therein), and any other amounts or obligations secured thereby, recorded August 4, 2003 as instrument no. 2003-1050547 of Official Records.

Dated: July 24, 2003

Trustor: Marley Park LLC, an Arizona limited liability company
Trustee: Fidelity National Title Insurance Company, a California corporation
Beneficiary: KEMF Investment, LLC, an Arizona limited liability company

Affects: The land and other property.

End of Schedule B
First American Title Insurance Company
National Commercial Services

The First American Corporation

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American’s Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.
Marley Park, LLC, an Arizona limited liability company (the "Developer") is requesting a minor amendment to the Marley Park Planned Area Development dated September 26, 2002 (the "PAD"). This request is consistent with other minor PAD amendment requests made by the Developer to the City of Surprise (the "City"). The modification of a stipulation related to Section 16 regarding densities is necessary to maintain the consistency of the land plan for Marley Park.

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- Exhibit F: Property Ownership Authorization Letter
- Exhibit G: Title Report

This request is considered a minor amendment to the PAD and is subject to the approval of the Community Development Director.

Approved:

Scott R. Chesney  
City of Surprise  
Community Development Director  
Date: ____________________
EXHIBIT A

Official Application for PAD Minor Amendment.
OFFICIAL APPLICATION FOR
PLANNED AREA DEVELOPMENT AMENDMENT

*** APPLICANT COMPLETES THIS SECTION ***

NAME OF PROJECT: Marley Park Master Planned Community
PROPERTY ADDRESS/LOCATION: N.E. Corner of Bullard Ave & Cactus Rd.
PROPERTY LEGAL DESCRIPTION: SW 1/4 of Sec 16 T3N R3W Sec 5 & 6
Land Use Designation: PAD current PAD proposed
# of LOTS N/A APN # ACREAGE 159 # gross acres 159 # net acres

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APPLICATION CONTACT: The person listed below will act as the applicant on my/company's behalf. Additionally, I understand that it is the applicant’s responsibility to communicate any verbal or written communications on said application to other members of the development team, including, but not limited to, application comments, staff reports, action letters, meeting times, etc.

I hereby request that all verbal and written communication regarding this application be provided to:

NAME: Sean M. McGrath COMPANY: DMB/Marley Park
ADDRESS: 7600 E. Doubletree Ranch Rd. CITY Scottsdale STATE ____ ZIP ____
PHONE: 480-367-7385 FAX: 480-367-7575
E-MAIL: smcgrath@dmbraving.com

SIGNATURE OF APPOINTED CONTACT: __________________________ DATE 1/23/06

OWNERSHIP VERIFICATION/AUTHORIZATION: Included in this application is a map/survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description. I hereby certify that the above information and attached information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or an authorized employee of the owner.

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PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: Marley Park Phase II LLC
PRINT NAME: Mary Alexander TITLE: Vice President
SIGNATURE: Mary S. Alexander DATE __________
EXHIBIT B

Marley Park PAD Stipulation.
January 22, 2001

Karrin Taylor, Esq.
Biskind, Hunt & Taylor, PLC
11201 North Tatum Blvd., Suite 330
Phoenix, AZ 85028

Re: DMB Waddell Property; Annexation Number 00-04 (Ordinance Number 00-25), General Plan Amendment GPA00-135 (Resolution No. 00-96), Rezoning Case Number PAD00-91 (Ordinance Number 00-23), and Pre-Annexation Development Agreement (Resolution No. 00-125).

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a) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;
b) Landscaping improvements shall be in accordance with the signed set of plans approved by the Community Development Director;

c) All street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in the approved Development Agreement between the applicant and the City of Surprise;

d) Lot layouts indicated within the Planned Area Development documents shall not be considered approved with the approval of this document, and shall be considered as conceptual only;

e) The applicant shall include these stipulations within the final PAD document;

f) The applicant shall provide new residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings, subject to review and approval by the Community Development Director;

g) All items to which the P.A.D. commits within the Design Guidelines compliance section of the P.A.D. document are hereby stipulated. Those items not included must be included with the Preliminary Plat;

h) Rezoning is contingent upon the completion of the annexation of the subject property;

i) By its submittal of the P.A.D. plan, the applicant-as-landowner agrees and approves in writing to the open space designated in the approved P.A.D. plan;

j) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

k) All provisions of the development agreement, including fees and infrastructure improvements shall occur pursuant to the approved development agreement, in the time period required;

l) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

m) The applicant shall include in the public notice language regarding the fact that this property is in the territory in the vicinity of Luke Air Force Base and is subject to flyovers;
n) The applicant shall review the possibility of providing an avigation easement over the subject property prior to preliminary plat submittal.

o) The applicant shall provide a continuous pathway connection within the southwest quarter section of section 17 from the southern boundary of the Property to the western boundary of the Property.

p) The allocation of dwelling units for the overall PAD notwithstanding, density within the southwest quarter section of Section 16 shall not exceed 2.6 dwelling units per acre.

The subject rezoning request became effective 30 days after approval by the City Council. If you have any questions, please call me at 623-583-1088.

Sincerely,

Scott Phillips, Senior Planner
City of Surprise
EXHIBIT C

Marley Park Phase III & IV Preliminary Land Plan
Based on Current Stipulation.
UNIT COUNT:
2,231 UNITS

VERAMONTE
349 UNITS
97 ACRES
(3.6 DU/ACRE)

429 UNITS
159 ACRES
(2.7 DU/ACRE)

996 UNITS
159 ACRES
(6.2 DU/ACRE)

806 UNITS
85 ACRES
(9.5 DU/ACRE)

BULLARD AVE

CACTUS ROAD

WADDELL ROAD

LITCHFIELD ROAD

COMMERCIAL/INDUSTRIAL ZONING

1 UNIT PER ACRE BUFFER - 12 ACRES

65 ft contour line
(ESTIMATED)
EXHIBIT D

Marley Park Phase III & IV Preliminary Land Plan
Based on Revised Stipulation p).
721 UNITS
159 ACRES
(4.5 DU/ACRE)

365 UNITS
85 ACRES
(4.3 DU/ACRE)

570 UNITS
159 ACRES
(3.6 DU/ACRE)

VERAMONTE
349 UNITS
97 ACRES
(3.6 DU/ACRE)

UNIT COUNT: 1,656 UNITS

1 UNIT PER ACRE BUFFER ~ 12 ACRES
COMMERCIAL/INDUSTRIAL ZONING

65 ft CONTOUR LINE
(ESTIMATED)
EXHIBIT E

Submittal Items checklist for PAD Minor Amendment.
PLANNED AREA DEVELOPMENT AMENDMENT (PADA) SUBMITTALS
for a MINOR amendment

STEP ONE – Minor Amendment

Prior to the scheduling of the Technical Advisory Committee (TAC) Meeting, the applicant must provide all applicable supporting information, materials, and fees. The application shall adhere to the provisions of the Planned Area Development Amendment application requirements. An incomplete submittal will NOT be scheduled for review and may be returned to the applicant.

1. Fees are applicable for this submittal: $ 500.00
2. Completed/Signed Official Application For Planned Area Development Amendment (page 4)
3. Completed Initial Submittal Items Checklist – Minor Amendment (page 7)

Upon receipt of a complete submittal, the TAC meeting is scheduled. The TAC review must occur prior to any administrative approval.

STEP TWO – Minor Amendment

Prior to the Final Technical Advisory Committee (TAC) Meeting: Projects that have been reviewed by TAC and are determined to be complete will be scheduled for the next available Final TAC meeting, which is a brief staff review of a second, or final, submittal prior to routing the amendment for necessary signatures and approvals.

The following items are required upon the second submittal.

1. Written response to all comments given at the first (or final) TAC meeting
2. Incorporate necessary changes into PADA application
3. Six (6) copies of the PADA document

If it is determined at Final TAC that revisions are still necessary, these items will need to be resubmitted with the revisions.

STEP THREE – Minor Amendment

Upon Administrative approval, the following process occurs:

1. Approved PADA document is routed for appropriate signatures
2. Completed, signed documents returned to applicant
3. Applicant may submit further applications as needed
INITIAL SUBMITTAL ITEMS CHECKLIST – Minor Amendments

These items are REQUIRED in order to process your application. This checklist shall be completed by applicant and must be submitted along with the application.

Please ✓ to indicate completion:

- Fees are applicable for this submittal: $500.00
- Two (2) copies of the Title Report or Deed of Trust to demonstrate ownership
- Fifteen (15) copies of the Planned Area Development Minor Amendment request to include:
  - Project narrative that outlines the nature of the request
  - All related exhibits
  - All PAD sections to be revised
EXHIBIT F

Property Ownership Authorization Letter.
January 23, 2006

City of Surprise
Planning and Zoning Department
12425 W. Bell Road
Suite D-100
Surprise, AZ. 85374

DMB
Attn. Mary Alexander
7600 E. Doubletree Ranch Road
Suite 300
Scottsdale, AZ. 85258

Re. Property Owner Authorization

This letter shall serve as authorization for Sean M. McGraw of DMB / Marley Park to represent Marley Park Phase II LLC on the following land use entitlement matters related to property owned by Marley Park Phase II LLC and more particularly described in the attached documents.

Sincerely:

Mary S. Alexander
Vice President of DMB
EXHIBIT G

Title Report.
SPECIAL REPORT

SCHEDULE A
Third Amended

Marley Park Phase 2

1. This report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.

This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. For the use and benefit of:

Biskind, Hunt & Taylor, P.L.C. and/or Marley Park Phase II LLC, an Arizona limited liability company

3. The Title to the fee estate in the land described herein is at this date hereof vested in:

Marley Park Phase II LLC, an Arizona limited liability company

4. The land referred to in this report is situated in Maricopa County, Arizona, and is described as:

SEE EXHIBIT "A" ATTACHED HEREAFTER

Search made to January 17, 2006 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Ron Robertson/tjc (480) 734-2900
EXHIBIT "A"

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, A BRASS CAP FLUSH, BEARS SOUTH 00°02'34" EAST (BASIS OF BEARING), A DISTANCE OF 2633.62 FEET, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID SECTION, SOUTH 00°02'34" EAST, A DISTANCE OF 2633.62 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 16;

THENCE LEAVING SAID EAST LINE, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, NORTH 89°16'50" WEST, A DISTANCE OF 2642.13 FEET, TO THE CENTER OF SAID SECTION 16;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, SOUTH 00°01'08" WEST, A DISTANCE OF 2630.95 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°11'53" WEST, A DISTANCE OF 2585.54 FEET, TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EAST LINE, NORTH 00°04'59" EAST, A DISTANCE OF 2457.19 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°16'50" EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 00°04'59" EAST, A DISTANCE OF 90.00 FEET;

THENCE NORTH 89°16'50" WEST, A DISTANCE OF 120.00 FEET, TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, NORTH 00°04'59" EAST, A DISTANCE OF 80.66 FEET;

THENCE NORTH 00°01'03" WEST, A DISTANCE OF 2626.69 FEET, TO THE NORTH LINE OF SAID SECTION;

THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, SOUTH 89°20'49" EAST, A DISTANCE OF 2584.19 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°21'05" EAST, A DISTANCE OF 2539.25 FEET TO THE POINT OF BEGINNING;

SCHEDULE B

PART ONE:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Lack of a right of access to and from the land.
SCHEDULE B
Third Amended

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

EXCEPTIONS:

1. Second installment of 2005 taxes, a lien, payable on or before March 1, 2006, and delinquent May 1, 2006.

2. Taxes for the full year of 2006. (The first half is due October 1, 2006 and is delinquent November 1, 2006. The second half is due March 1, 2007 and is delinquent May 1, 2007.)


3. Any charge upon said land by reason of its inclusion in Marley Park Community Association, Inc.

4. Any charge upon said land by reason of its inclusion in McMicken Irrigation District.


6. An easement for electric transmission line and incidental purposes in the document recorded as Book 59 of Miscellaneous, Page 593.

7. An easement for electric transmission lines and incidental purposes in the document recorded as Docket 1902, Page 40 of Official Records.


10. An easement for gas pipeline or pipelines and appurtenances and incidental purposes in the document recorded as 2004-0910533 of Official Records.

11. A plat recorded in Book 3, Page 30 of Road Maps, purporting to show a county roadway.

12. A plat recorded in Book 6, Page 36 of Road Maps, purporting to show a county roadway.

13. Roadway granted to Maricopa County by instrument recorded as Docket 26, Page 16.


25. A deed of trust to secure an original indebtedness of $(as provided therein), and any other amounts or obligations secured thereby, recorded August 4, 2003 as instrument no. 2003-1050547 of Official Records.

Dated: July 24, 2003

Trustor: Marley Park LLC, an Arizona limited liability company

Trustee: Fidelity National Title Insurance Company, a California corporation

Beneficiary: KEMF Investment, LLC, an Arizona limited liability company

Affects: The land and other property.
First American Title Insurance Company National Commercial Services

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information—particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

c2001 The First American Corporation - All Rights Reserved
Re: Marley Park; Minor Planned Area Development Amendment

Dear Mr. Chesney:

As we discussed at our bi-monthly meetings, on behalf of Marley Park Phase 1 LLC ("DMB") we are requesting approval of a minor amendment to the Marley Park Planned Area Development ("Minor PAD"). Specifically, DMB is requesting to utilize a duplex, similar to a model home unit and office, for temporary offices. The duplex is located at the southwest corner of Founders Park Boulevard and West Pershing Street. The Minor PAD would allow the following:

1. Lots 1110 and 1111 of Marley Park Parcel 1 will be combined into one (1) lot via the City of Surprise lot tie/corrected plat process. Refer to Tab 1 for a graphics depicting the lot tie. This approval will be contingent upon City Council approving the corrected plat.

2. The interior of the duplex will be designed and utilized as a temporary office for the Marley Park Development Team.

3. The temporary nature of the use is not to exceed a period of seven (7) years from the date of approval of the Minor PAD. The use may be extended by filing a written request to extend the term of the use to the Community Development Director with a justification for the extension.

4. The temporary office will be used by the Marley Park Development team and related entities.

5. The hours of operation shall generally be from 6:00 am to 6:00 pm. After hour operations are acceptable so long as the use is limited to interior activities.
6. The parking for the temporary office shall be as depicted on the graphic attached at Tab 2. This includes parking at the northwest corner of the Heritage Club and pool site and the northern row of spaces of the Welcome Center parking lot. The driveway for the temporary office can be utilized by the general public as well as the on-street parking in the area.

7. The temporary office shall receive all the necessary building permits from the City’s building department.

8. At such time as the temporary office is vacated, a lot split will be processed to divide the lot into two (2) lots as previously approved in the Parcel 1 plat. The building shall be retrofitted per the applicable building code to revert the building into two (2) single family residential dwellings.

We look forward to your review and staff approval regarding this matter. If you agree to the above-mentioned criteria, please acknowledge by signing below.

If you have any questions or comments, please feel free to contact me at (602) 530-8235. Thank you for your assistance.

Sincerely,

GALLAGHER & KENNEDY, P.A.

By: [Signature]

Kurt A. Jones, AICP

I hereby agree to this Minor PAD amendment:

[Signature]

Scott R. Chesney, AICP
Community Development Director

Enclosures

Cc: Dennis Dorch, City of Surprise
    Dan Kelly, DMB Associates, Inc.
    Jeff Zemer, DMB Associates, Inc.
VIA HAND DELIVERY

Scott R. Chesney, AICP
Community Development Director
City of Surprise
12425 W. Bell Road
Surprise, AZ 85374

Re: Marley Park; Minor Planned Area Development Amendment

Dear Mr. Chesney:

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We look forward to your review and staff approval regarding this matter. If you agree to the above-mentioned criteria, please acknowledge by signing below.

If you have any questions or comments, please feel free to contact me at (602) 530-8235. Thank you for your assistance.

Sincerely,

GALLAGHER & KENNEDY, P.A.

By: Kurt A. Jones, AICP

I hereby agree to this Minor PAD amendment:

Scott R. Chesney, AICP
Community Development Director

Enclosures

Cc: Dennis Dorch, City of Surprise
    Dan Kelly, DMB Associates, Inc.
    Jeff Zemer, DMB Associates, Inc.
ORDINANCE NO. 2010-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE
CITY OF SURPRISE, ARIZONA, APPROVING AN
AMENDMENT TO THE MARLEY PARK PLANNED AREA
DEVELOPMENT CASE FS09-315. THE PROJECT IS
LOCATED ON THE SOUTHEAST CORNER OF WADDELL
AND REEMS ROADS.

WHEREAS, this Ordinance has been properly noticed for public hearing
and the necessary hearings and opportunity for public input have been
completed, and;

WHEREAS, the amendment is in harmony with the purposes and intent of
the zoning ordinance and the Surprise General Plan;

WHEREAS, the Marley Park Planned Area Development (PAD00-091)
was approved by the Mayor and Council on October 25, 2000, and;

WHEREAS, the conditions identified in Section 2 of this ordinance apply
to all properties identified in the amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the
City of Surprise, Arizona, as follows:

Section 1. This Ordinance is not of a general and permanent nature
and shall not be codified.

Section 2. The Marley Park Planned Area Development
Amendment, Case FS09-315, is approved with the following conditions:

a) A grading and drainage plan for the customer parking area identified in the
model home complex shall be submitted to the city and shall require
administrative review and approval prior to issuance of any civil construction
permit or building permit associated with the subject project.

b) All flagpoles and signs proposed within Marley Park Parcels 9 and 12 shall be
consistent with the currently adopted Surprise Municipal Code.

c) Plant material shall not be located within three (3) feet of any fire hydrant or
fire department connection.

d) The final plats for parcels 9 and 12 shall be recorded within thirty (30)
business days of City Council approval or said plats shall expire. The
proposed PAD amendment shall be null and void if said final plat
amendments are not recorded within the allotted time.
e) The property owner/developer shall submit a schedule for the completion of those unfinished tract areas within Parcels 9 and 12. The schedule shall be reviewed and approved by city staff prior to issuance of any building permit or civil construction permit associated with the project. A bond shall be posted by the property owner/developer for the value of those tract areas that have no landscaping within Parcels 9 and 12 prior to issuance of any civil construction permit or building permit associated with the project. Bond reimbursement may be reimbursed incrementally to the property owner/developer as improvements are completed, inspected, and approved by city staff. All improvements to said tracts shall be completed in accordance with the approved landscape plans (LPR06-271 and LPR06-272).

Section 3. This Ordinance shall become effective thirty-one (31) days after formal passage by the Council.

APPROVED AND ADOPTED this 28 day of January, 2010.

L. E. Truitt, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Michael Bailey, City Attorney

Yeas: Mayor Truitt, Vice Mayor Alton, Council Members; Wolcott, Williams, Villanueva, Woodard and Hall

Nays: ________________________________
Date: January 28, 2010

To: Mayor and City Council

From: Jeffrey J. Mihelich, Community Development Director  
      Adam Copeland, Planner  
      adam.copeland@surpriseaz.com 623-222-3137

Re: FS09-315 Major PAD Amendment and Final Plat Amendment for Marley Park Parcels 9 and 12 (Scott Homes)

Application Summary

The applicant is requesting a major amendment to the Marley Park Planned Area Development (PAD). The amendment proposed will add new home product types and lot categories within portions of Parcels 9 and 12. Additionally, the PAD amendment is bundled with two amended final plats, a Home Product Review, and a Model Home Complex.

Location

Marley Park is located on the southeast corner of Waddell and Reems Roads.

History

- On October 25, 2000, the Marley Park Planned Area Development was approved by the Mayor and Council.
- On November 18, 2009, the applicant submitted the subject project to the city.

Staff Review

In order for a change to occur to existing standards in a PAD, an amendment is required to move forward to the Planning and Zoning Commission for recommendation to City Council prior to finalizing the change. Additionally, any change to a final plat requires City Council approval prior to recordation.

There are certain factors that staff had to review and analyze before recommending the project for approval. Some of the primary factors include site conditions, setbacks, architecture, and streetscape/landscape.
Site Conditions

All infrastructure including lighting, sidewalks, and roads currently exist within Parcels 9 and 12.

Setbacks

The setbacks proposed are consistent with the medium-density and low-density products within the Marley Park community.

Architecture

The architecture of the proposed Scott Homes product is consistent with the diverse and eclectic home products found in Marley Park. Similar to the previous Z-lot products, the proposed homes will display architecturally relevant features and materials. Additionally, corner lot homes will continue the use of wrap-around porches, which plays a major role in maintaining the Marley Park streetscape.

Streetscape/Landscape

Each home along the street will be staggered and include non-garage dominant features. Additionally, homes with the same architecture cannot be placed next to one another.

The landscape pallet proposed along the street and within the front yards is consistent with the existing vegetation within Marley Park. There are tracts and pocket parks within Parcels 9 and 12 where landscaping has not been completed. In order to ensure the landscaping is completed, the property owner/developer shall submit a schedule for the completion of these areas in accordance with condition 'e.'

Findings

1. Staff finds that the proposed amendment is consistent with the Surprise Municipal Code.

2. Staff finds that the project complies with the Surprise General Plan.

Recommendation

Staff recommends to the Planning and Zoning Commission the project for approval, subject to the following conditions:

a) A grading and drainage plan for the customer parking area identified in the model home complex shall be submitted to the city and shall require administrative review and approval prior to issuance of any civil construction permit or building permit associated with the subject project.
b) All flagpoles and signs proposed within Marley Park Parcels 9 and 12 shall be consistent with the currently adopted Surprise Municipal Code.

c) Plant material shall not be located within three (3) feet of any fire hydrant or fire department connection.

d) The final plats for parcels 9 and 12 shall be recorded within thirty (30) business days of City Council approval or said plats shall expire. The proposed PAD amendment shall be null and void if said final plat amendments are not recorded within the allotted time.

e) The property owner/developer shall submit a schedule for the completion of those unfinished tract areas within Parcels 9 and 12. The schedule shall be reviewed and approved by city staff prior to issuance of any building permit or civil construction permit associated with the project. A bond shall be posted by the property owner/developer for the value of those tract areas that have no landscaping within Parcels 9 and 12 prior to issuance of any civil construction permit or building permit associated with the project. Bond reimbursement may be reimbursed incrementally to the property owner/developer as improvements are completed, inspected, and approved by city staff. All improvements to said tracts shall be completed in accordance with the approved landscape plans (LPR06-271 and LPR06-272).

Attachments: Ordinance, Vicinity Map, Plat, Exhibits
SUMMARY
OF THE MEETING BETWEEN MARLEY PARK RESIDENTS, REPRESENTATIVES OF THE CITY OF SURPRISE, THE DEVELOPER (DMB) AND SCOTT HOMES AT THE MARLEY PARK POOLHOUSE ON JAN. 5, 2010, FROM 7:15 P.M. TO 8:00 P.M.

The purpose of the meeting was to inform the Marley Park residents of Scott Homes' (the "Builder") intent to complete the buildout of Parcels 1, 7, 9 and 12 and to respond to any questions and/or concerns from the residents.

The Builder introduced five new floor plans ranging in size from 1,263 s.f. to 2,105 s.f. They will be built on regular "straight" lots as compared to the existing homes on "Z"- lots. Two of these plans will be shown as model homes, Plans 203 (1,765 s.f.) and 205 (2,105 s.f.), and the remaining three will be built as spec homes. The two model homes will be built in Parcel 12, the spec homes in Parcel 9.

Questions/concerns raised by the Marley Park residents were as follows:

1. Location of the parcels.
The Builder had a large plat map available and pointed out where building would take place.

2. What will the prices be?
The Builder did not disclose prices at this point.

3. Why doesn't the Builder have prices at this time?
A DMB representative confirmed that builders as a rule do not firm up pricing until the opening, but that the average price per square foot for homes in Marley Park is approx. $103/$105.

4. Are you building a spec inventory?
Other than building three spec homes to showcase the remaining three floor plans, there are currently no plans to build spec homes.

4. How many lots are there?
A total of 89.

5. There are two lots remaining in Parcel 7. Will the Builder finish those?
Yes, they will be available for sale.

6. There are a number of homes in Marley Park in foreclosure, and it appears they are slow to sell. What gives the Builder reason to believe there is a market for new homes?
Our research is based on competitive data and shows that there is room to sell new homes.

7. Where will the new model homes be built?
In Parcel 12, on the lots closest to Bullard Ave.

8. How will the new floor plans compare to the previous designs? Will the look and feel and the architecture fit in with the existing homes? What will our
neighborhood look like? Parcel 9 residents in particular were concerned about the impact on their home values. Residents were assured that the new plans have undergone and met the developer’s stringent design reviews and will complement the existing homes. Additionally, the Builder pointed out various enhanced design features, such as larger walk-in closets and a more open design popular especially with families.

9. When will the remaining common areas and parks be completed?
The DMB representative explained the business decision for the delay due to the economy but assured the residents that the developer is working with the City for the buildout of those parks.

10. When will your plans go before the City Council and when will you build the model homes?
The Planning and Zoning Commission will make its recommendation on January 19, 2010, and the City Council will meet on it January 28, 2010. The Builder plans to begin construction on the model homes following Council approval.

11. What size homes are you going to build and which plans will be modeled?
Buyers can select from five different designs: Plans 201, 202, 203, 204 and 205, each offering three different elevations: Spanish, Territorial Ranch, Craftsman. The homes will range in size from 1,263 s.f. to 2,105 s.f. Modeled will be Plan 203 (1,765 s.f.) and Plan 205 (2,105 s.f.).

12. Where will the model homes be built?
The models will be built in Parcel 12 on lots closest to Bullard Ave.

13. Will the straight lots create a cookie-cutter look?
The builder pointed to a typical streetscape plan so residents could see for themselves that due to staggering the homes on the lots, recessed garages and front porches, the unique Marley Park theme of architectural diversity will be adhered to.

14. The previous model homes in Parcel 1 are just now being occupied. What are your plans for the new models?
The old model homes were sold by the Builder at the onset and then leased back by the Builder from the new owners. So the Builder had no control over these homes when the sales office was moved to the new models in Parcel 12. Currently, the Builder does not plan on offering the planned model homes for sale.

At the conclusion of the meeting, residents expressed their thanks to Scott Homes for their commitment to build out the remaining 89 lots.
# Marley Park Planned Area Development Amendment

The subject amendment shall add lot category A1 to the current approved Marley Park Planned Area Development (page 54).

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Single Family Residential District</th>
<th>High Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Category</strong></td>
<td>G</td>
<td>F</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>9,150</td>
<td>8,250</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>83'</td>
<td>75'</td>
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<tr>
<td>Setbacks</td>
<td>Front (Livable)</td>
<td>14'</td>
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<tr>
<td></td>
<td>Front (garage) (2)</td>
<td>16'/22'</td>
</tr>
<tr>
<td></td>
<td>Side (lateral)</td>
<td>8'/10' - 16'</td>
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<tr>
<td></td>
<td>Side (corner livable)</td>
<td>13'</td>
</tr>
<tr>
<td></td>
<td>Side (corner garage) (2)</td>
<td>7'</td>
</tr>
<tr>
<td></td>
<td>Rear (Livable)</td>
<td>20'</td>
</tr>
<tr>
<td></td>
<td>Rear (garage) (2)</td>
<td>4'</td>
</tr>
</tbody>
</table>


**NOTE:** Encroachments into corner side yard setbacks for wrap around patios shall be permitted.
Plan 201
Elevation B: Territorial Ranch
Package #7

Marley Park
Surprise, Arizona
Plan 204
Elevation A: Spanish
Package #4

Marley Park
Surprise, Arizona

SCOTT HOMES II
Quality • Value • Service
Sun Lakes, Arizona

Scale: 3/16" = 1'-0"

Rear Elevation
Right Side Elevation
Left Side Elevation
Front Elevation
CITY OF SURPRISE  
Main Agenda

January 28, 2010 @ 6:00:00 PM

Council Meeting Date: January 28, 2010  
Submitting Department: CD  
Staff Recommendations: Approve  
Contact Person: Adam Copeland, Community Development  
District: 3

Consent  
Regular  
Public Hearing: x  
Report/Discussion

Agenda Wording:
Consideration and action on Ordinance No. 2010-02, an ordinance of the Mayor and Council of the City of Surprise, Arizona, approving an amendment to the Marley Park Planned Area Development, case FS09-315. The project is located on the southeast corner of Waddell and Reems Roads.

Motion:
I move to approve Ordinance No. 10-02.

Background:
The proposed project is necessary in order to accommodate new home product types and lot categories within portions of parcels 9 and 12. Additionally, this PAD amendment is bundled with two amended final plats, a home product review, and a model home complex.

Financial Impact Statement:
All activity related to ongoing development of the city of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download
☐ ORDINANCE
☐ Staff Report
☐ Amendment
☐ Elevation 1
☐ Elevation 2
☐ Elevation 3
☐ Elevation 4
☐ Streetscape
☐ Exhibit
☐ Vicinity Map
External Attachment Links:

Meeting Requirements:
Powerpoint  x  Video  White Board  Other  x

Presentation Speaker Names (spelling and titles for TV captions):
Adam Copeland, Planner, Community Development

Council Action

Motion/Second:

Truitt
Wolcott  S
Alton
Williams  M
Villanueva
Woodard
Hall

Results:

For  7
Against  0
Passed
Failed
Continue
Tabled
Absent